



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 5 238 881, 651 LAKESIDE ROAD, ZONE RBE-2-E16, TOWN OF BROME LAKE

PUBLIC NOTICE is hereby given:

At a sitting of Council held on January 13, 2025, the municipal council of Town of Brome Lake adopted a resolution adopting the **Second Draft Project** for an application submitted in accordance with By-Law number 406 regarding a SCAOPI on **lot 5 238 881, 651 Lakeside Road, zone RBE-2-E16**. The adoption of the Second Draft Project follows a consultation meeting held on December 16, 2024,

The Second Draft Project proposes the construction of a staircase on a slope of between 67% and 88% at 651 Lakeside Road. Article 100.1 of zoning bylaw 596 does not permit any construction on slopes at more than a 50% angle.

This derogatory provision is 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 **RBE-2-E16**, situated on Lakeside Road between civic numbers 597 and 673. The contiguous zones are **UREC-1-E15, UV-7-E15, RBE-1-E16, AFBE-1-D16, RE-1-17, and RBE-3-F16**. These zones include parts of the following roads : Lakeside (Civic numbers 572 – 586 and 681 – 687), Bondville Road (including Camping des Érables), du Parcours, de la Nature, du Panorama.

INTERESTED PERSONS

An Interested Person is anyone not subject to a voting disqualification and who meets the following conditions on January 13, 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 January 13, 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 am until 4:00 pm, Friday 8:00 am until noon), or on the Town of Brome Lake website: **lacbrome.ca/municipal-life/administration-and-finances/public-notice**

The **Application must be received at latest Monday, January 27, 2025, at 4 pm**, 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.**

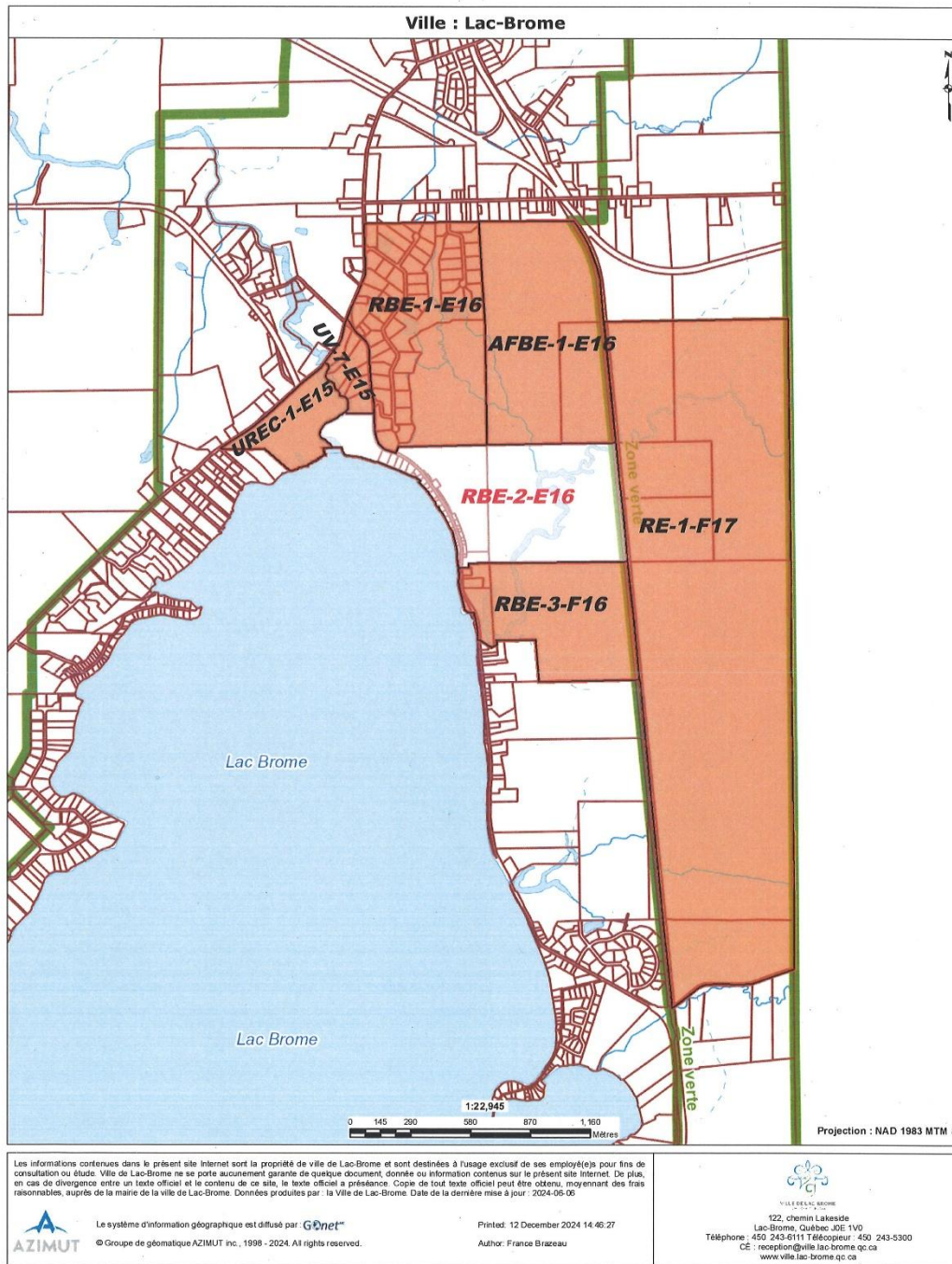
ABSENCE OF AN APPLICATION

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 January 14, 2025

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



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

651 Lakeside Road, Lot 5 238 881, Zone RBE-2-E16, Foster 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 651 Lakeside Road, lot 5 238 881;
- WHEREAS the SCAOPI is requesting permission to build a staircase on a slope varying between 67% and 88%, and this, between the main building and the setback of Route 243;
- WHEREAS this request includes an exemption:
- i) The construction of a staircase on a slope of between 67% and 88%. Article 100.1 of Zoning bylaw 596 does not permit construction on a slope of 50% or more;
- WHEREAS the proposed staircase would have three (3) landings with a 30% slope and three steps for each landing;
- WHEREAS the project meets the evaluation criteria of the SCAOPI by-law and is intended to provide safer access in winter between Lakeside Road and the residences located at 649 (lot 5 238 880) and 651 (lot 6 238 881), Lakeside Road;
- WHEREAS the Land Advisory Committee, by way of its resolution CCU-24-106, recommends acceptance of the SCAOPI;
- WHEREAS in resolution 2024-12-364 of December 2, 2024, Council adopted the First Draft project of the SCAOPI;
- WHEREAS a public consultation as held on December 16, 2024;
- WHEREAS Council took note of questions and comments from citizens during this consultation;

CONSULTATION VERSION

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

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

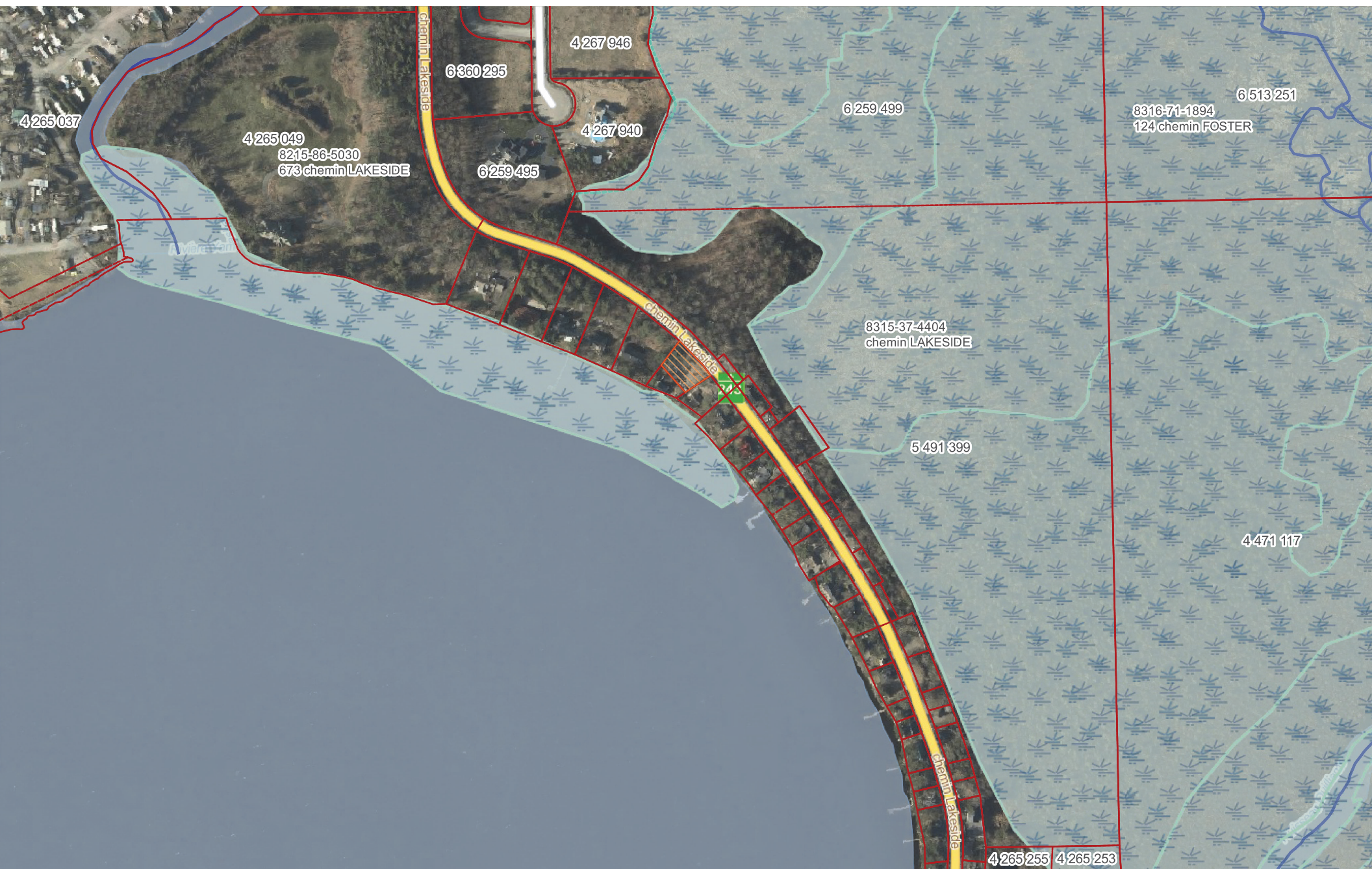
THAT the Council adopts, in accordance with By-law No. 406 governing specific construction, alteration or occupancy proposals for an immovable (*SCAOP*), the Second Draft Project of the *SCAOP* at 651 Lakeside Road, lot 5 238 881, zone RBE-2-E16, for the construction of a staircase on a slope varying between 67% and 88% between the main building and the setback of Route 243;

THAT Council adoptS the Second Draft Project of this *SCAOP* in accordance with the documents submitted by the applicant, including the application, and subject to the following condition:

- i) The proposed staircase will be built in three (3) landings with three steps for each landing, respecting a maximum slope of 30% for each landing;

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

END OF DOCUMENT



4 265 037

4 265 049
8215-86-5030
673 chemin LAKEside

6 360 295

4 267 946

4 267 940

6 259 495

6 259 499

8316-71-1894
124 chemin FOSTER

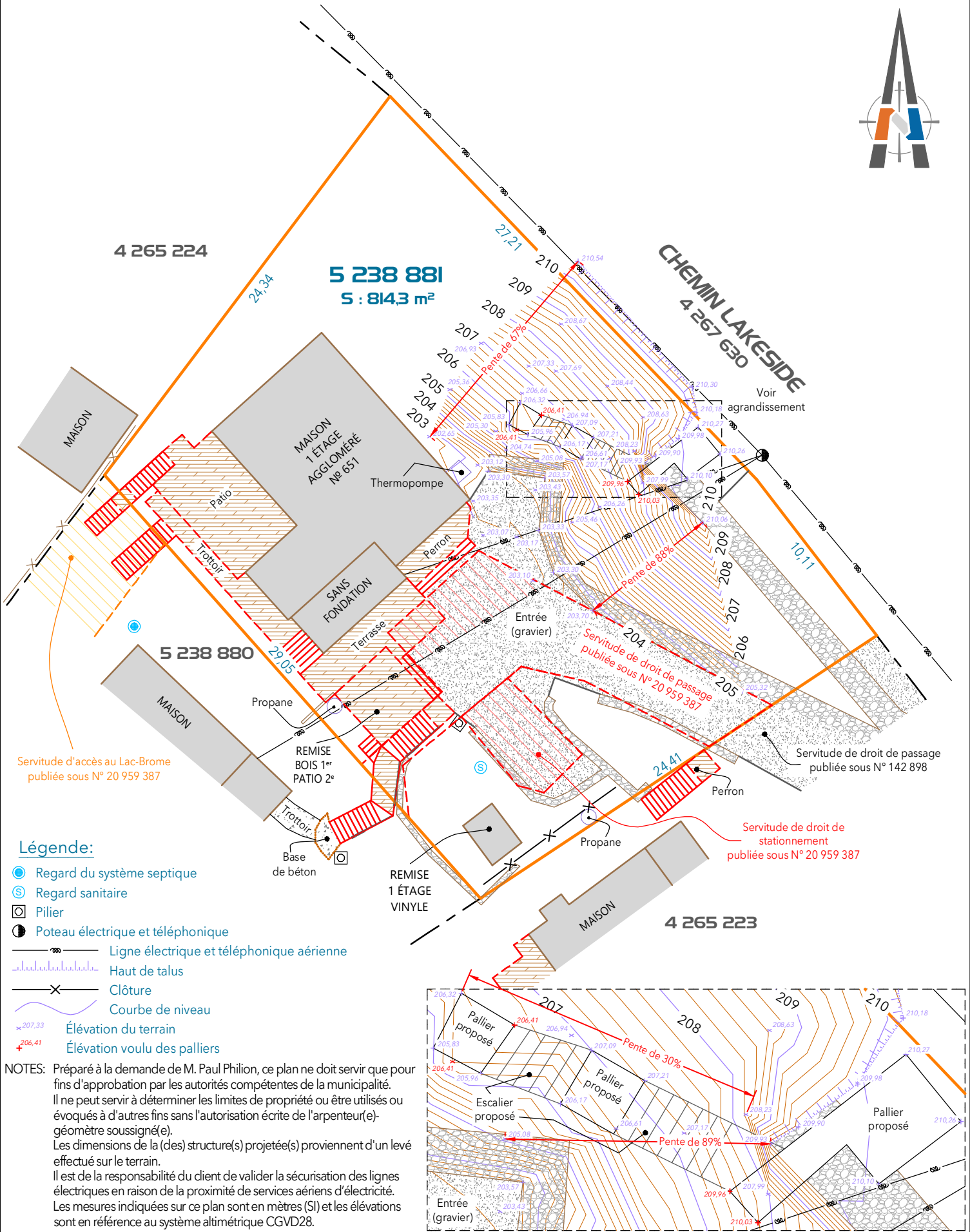
6 513 251

8315-37-4404
chemin LAKEside

5 491 399

4 471 117

4 265 255 4 265 253



Légende:

- Regard du système septique
- Regard sanitaire
- Pilier
- Poteau électrique et téléphonique
- Ligne électrique et téléphonique aérienne
- Haut de talus
- Clôture
- Courbe de niveau
- Élévation du terrain
- Élévation voulu des palliers

NOTES: Préparé à la demande de M. Paul Philon, ce plan ne doit servir que pour fins d'approbation par les autorités compétentes de la municipalité. Il ne peut servir à déterminer les limites de propriété ou être utilisés ou évoqués à d'autres fins sans l'autorisation écrite de l'arpenteur(e)-géomètre soussigné(e). Les dimensions de la (des) structure(s) projetée(s) proviennent d'un levé effectué sur le terrain. Il est de la responsabilité du client de valider la sécurisation des lignes électriques en raison de la proximité de services aériens d'électricité. Les mesures indiquées sur ce plan sont en mètres (SI) et les élévations sont en référence au système altimétrique CGVD28.

PLAN PROJET D'IMPLANTATION

LOT(S): 5 238 881

CADASTRE: CADASTRE DU QUÉBEC

MUNICIPALITÉ: VILLE DE LAC-BROME

CIRCONSCRIPTION FONCIÈRE: BROME

ÉCHELLE: 1:250 ZONE: RBE-2-E16

DATE DU LEVÉ: 3 octobre 2024

DOSSIER: 2014-222 MINUTE:

MONTÉRÉGIE | GRAND MONTRÉAL | ESTRIE



DENICOURT MIGUÉ ARPELLEURS GÉOMÈTRES

1 877 882-3096 | denicourtmigue.ca

Signé à Cowansville, le

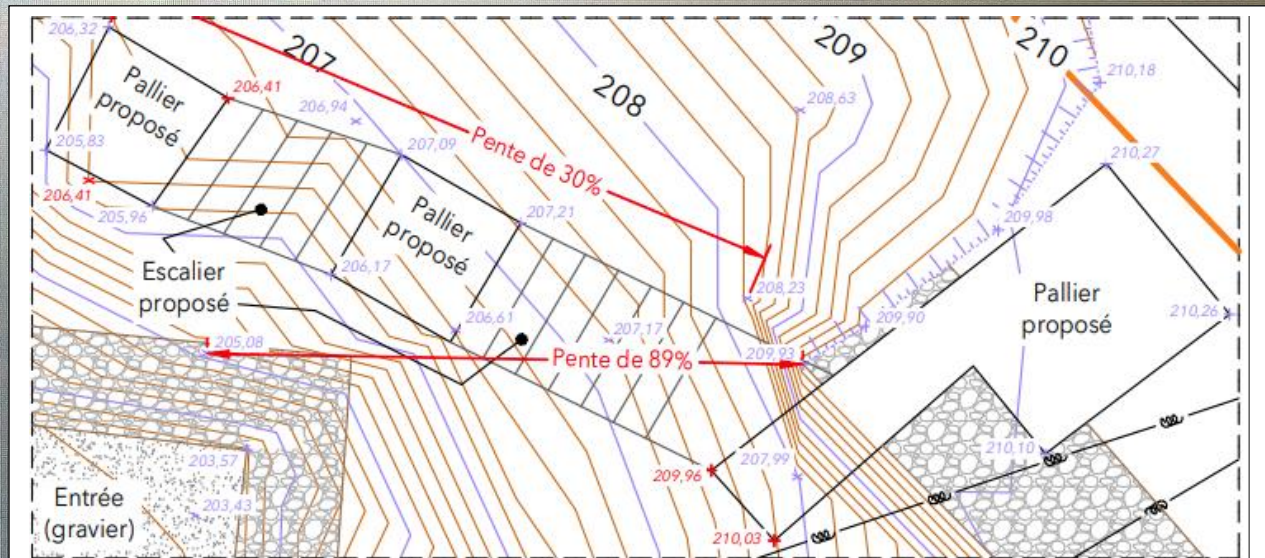
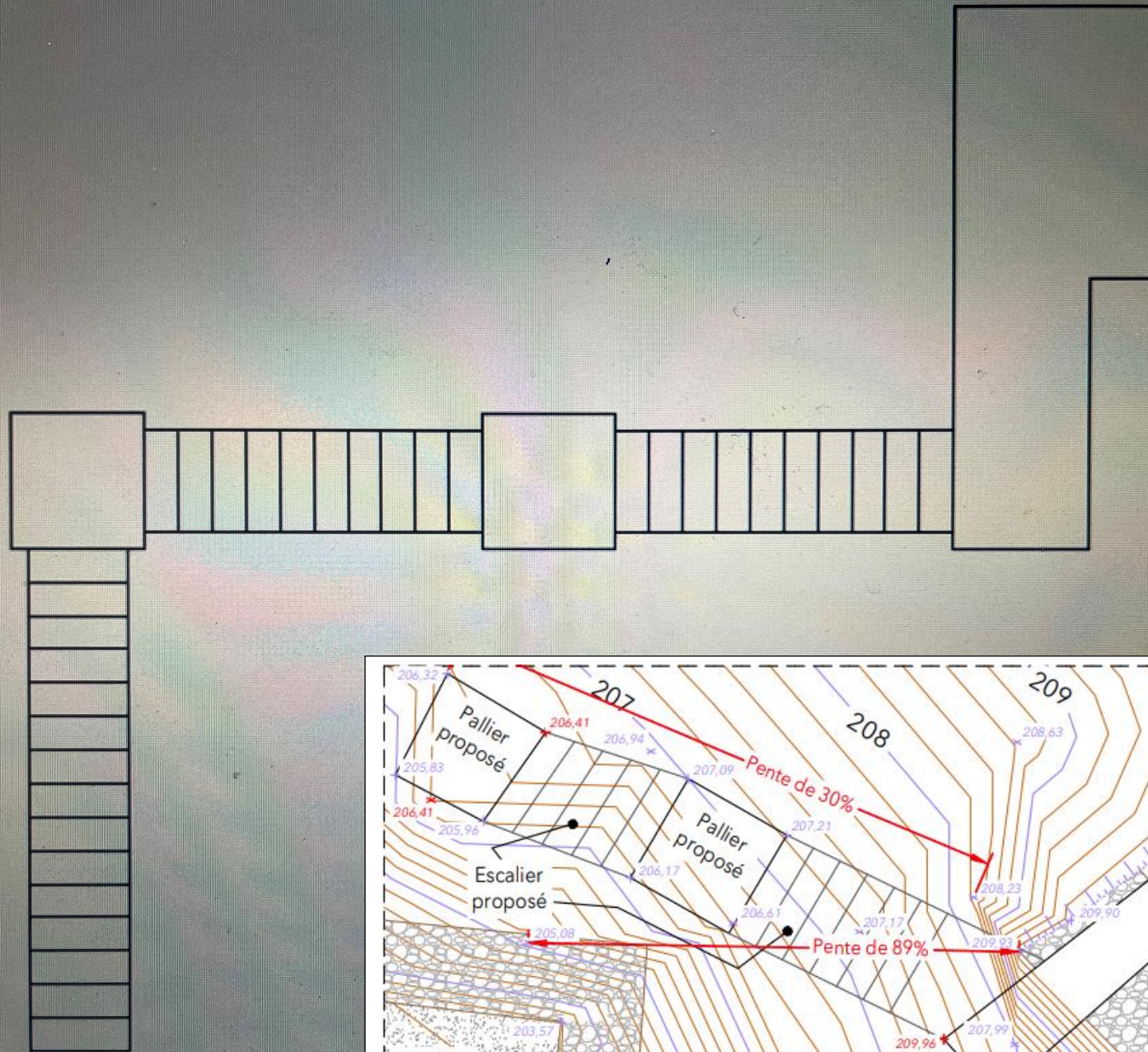
ROBERT FOURNIER ARPELLEUR-GÉOMÈTRE rfournier@dmarpelelurs.ca

COPIE CERTIFIÉE CONFORME À L'ORIGINAL CONSERVÉ DANS MON CABBRE

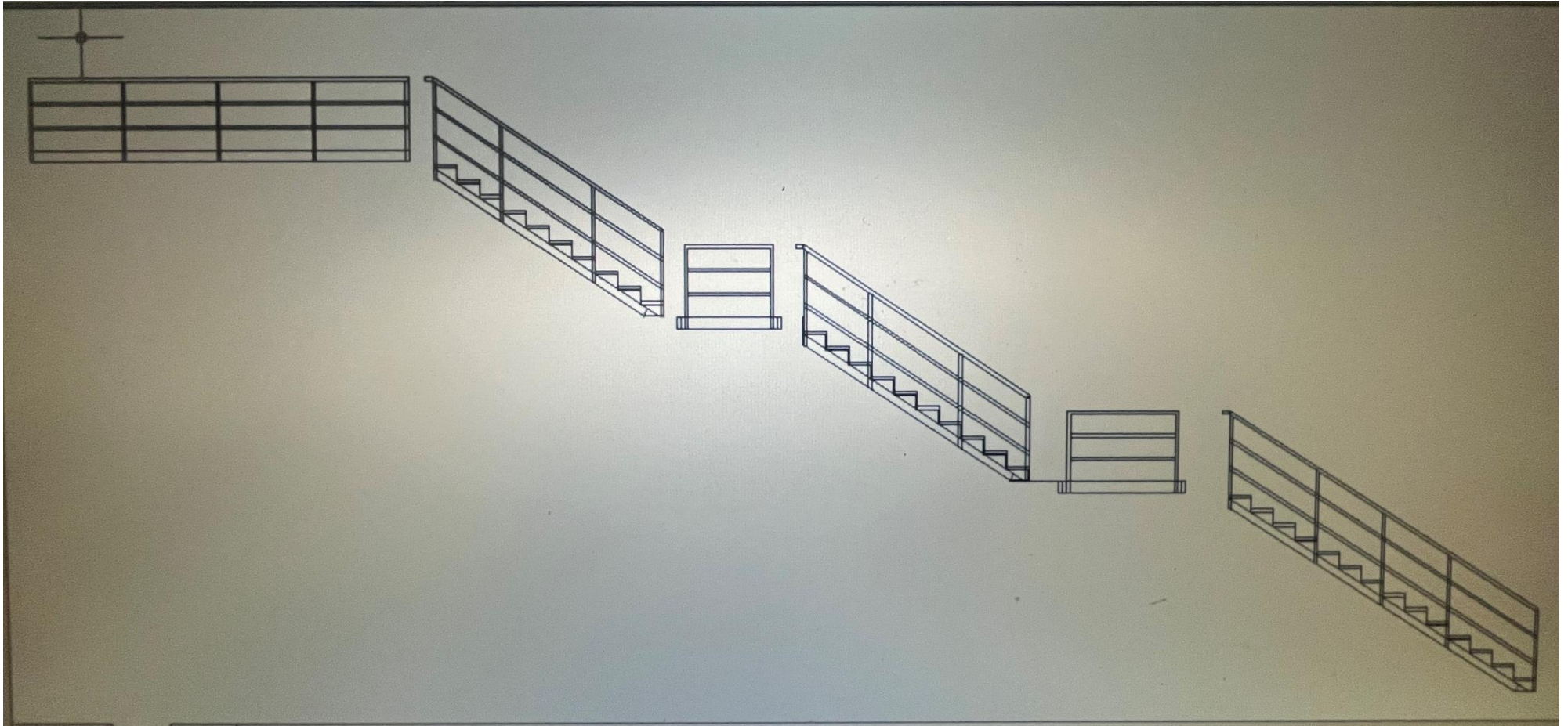
PRELIMINAIRE

Arpelelur-Géomèlre

Plan produit par la compagnie



Plan produit par la compagnie



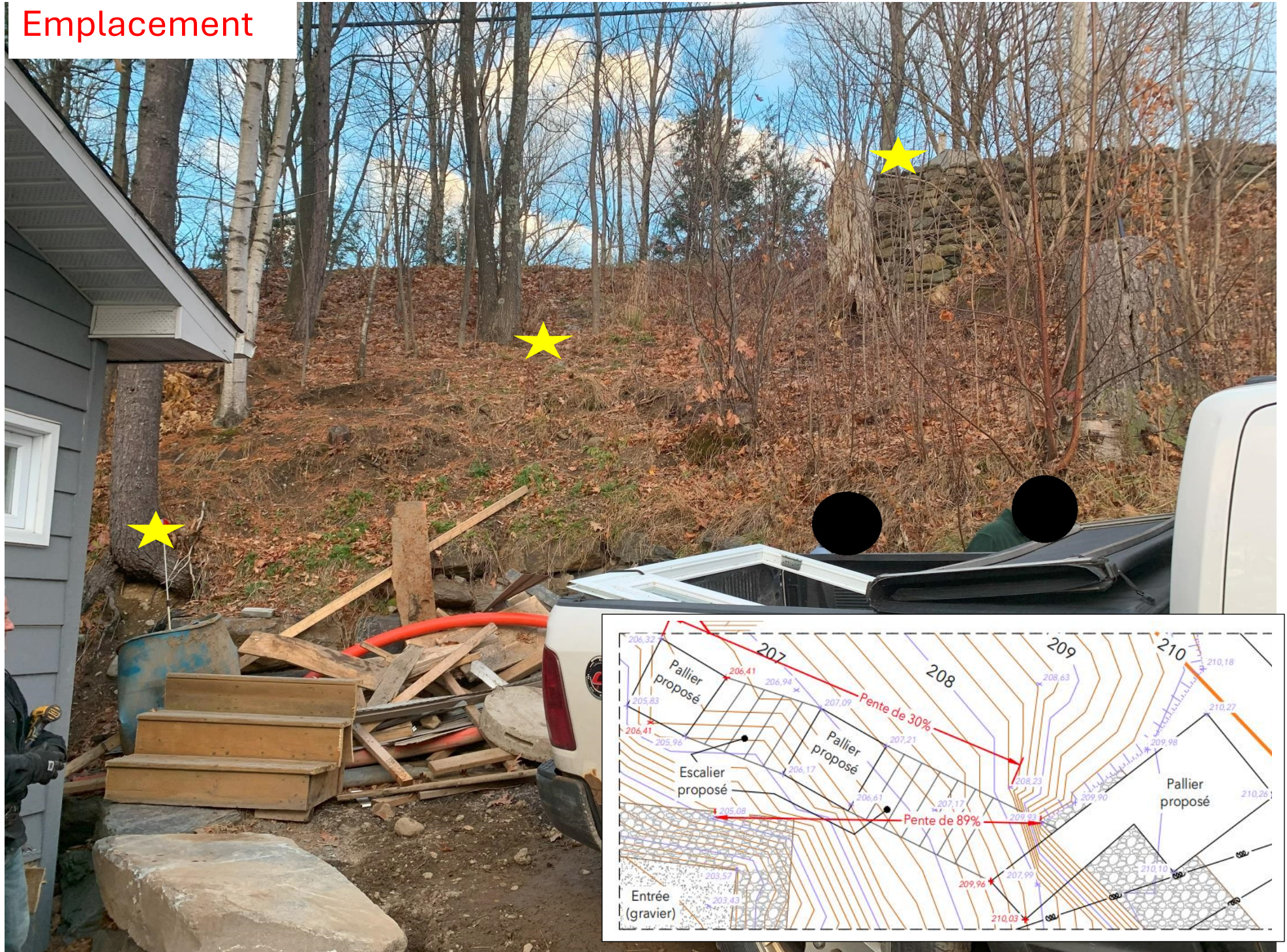
Exemple de production



Illustration de la situation



Emplacement



APPLICATION TO PARTICIPATE IN A REFERENDUM

SCAOPI 651 LAKESIDE Road – LOT 5 238 881

I declare that I am an Interested Person having the right to make an Application to Participate in a Referendum. **I ask that a referendum be held concerning the Specific Construction, Alteration or Occupancy Proposal for an Immovable (SCAOPI) - 651 Lakeside Road - LOT 5 238 881.**

The derogatory provision is:

The construction of a staircase on a slope of between 67% and 88% at 651 Lakeside Road. Article 100.1 of zoning bylaw 596 does not permit any construction on slopes at more than a 50% angle.

First and Family Names (block letters)

Address giving the right to participate in a referendum : (block letters)

This address is in zone:

RBE-2-E16 _____

AFBE-1-D16 _____

UREC-1-E15 _____

RE-1-F17 _____

RBE-3-F16 _____

I don't know _____

UV-7-E15 _____

RBE-1-E16

Capacity of Interested Person

☐ Domiciled (address declared to the Government of Québec as being the address of your primary residence)

OR

☐ Owner of an immovable (secondary residence. My primary residence is in another municipality)

- ☐ Co-owner of an immovable (secondary residence. My primary residence is in another municipality)
OR
- ☐ occupant of a business establishment
- ☐ cooccupant of a business establishment

Signature

Contact Information (optional)¹

Telephone number : _____

E-mail : _____

Declaration of the person assisting the Interested Person to make an Application, but who is unable to sign the Application to Participate in a Referendum himself (complete if required)

I declare that I helped the Interested Person whose name and address are on the application and that I am :

- ☐ a person other than his spouse or a parent and that I did not help any other Interested Person (who wasn't my spouse or a parent) during this procedure of making an application to participate in a referendum.

First and Family Names (Block Letters)

Signature

¹ This information will be used only to communicate with you if information is required concerning the contents of the Application.