



VILLE DE LAC-BROME  
TOWN OF BROME LAKE

## PUBLIC NOTICE

### PUBLIC CONSULTATION MEETING

**Resolution to authorize derogatory elements as part of an application submitted in accordance with Bylaw number 406 regarding a SCAOPI on lots 4 265 689, 4 265 682, and 4 471 111, at 221 Lakeside Road, zone UREC-3-J16.**

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

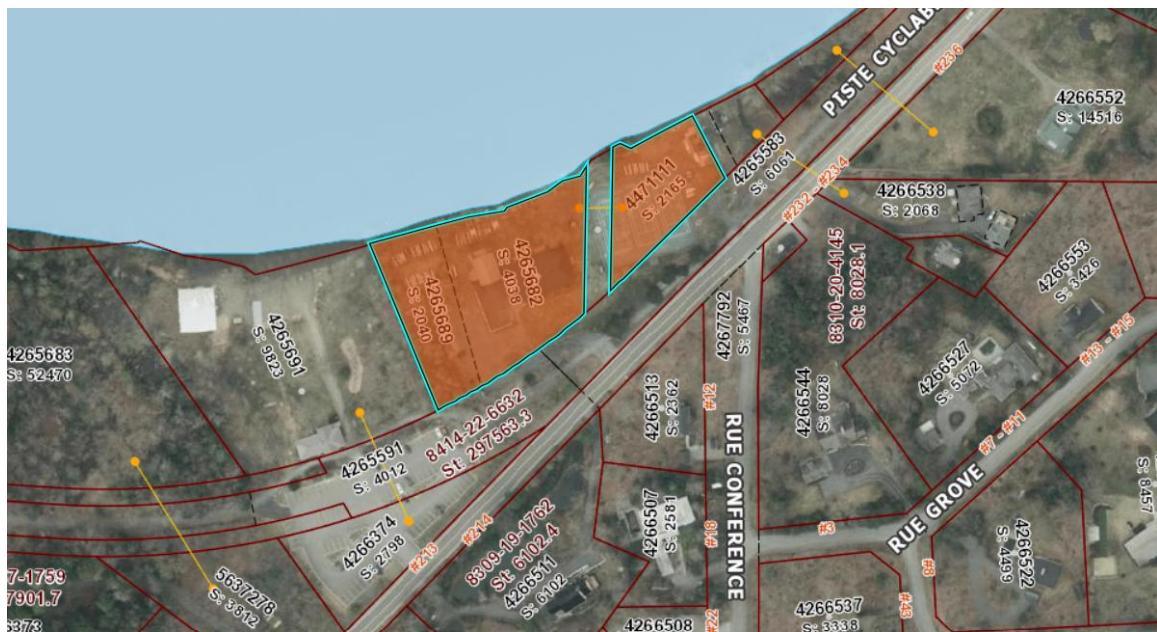
At a council meeting held on January 13, 2025, Town Council adopted the First Draft Project regarding an application under Bylaw number 406 Concerning Specific Construction, Alteration or Occupancy Proposals for an Immovable (SCAOPI).

This First Draft Project proposes the construction of a boathouse for storage of non-mechanized watercraft. There are eight (8) elements of the project that are derogatory to the zoning (596), subdivision (597) and construction (600) bylaws.

A public consultation meeting on this First Draft Project will be held on **January 28, 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/administration-and-finances/public-notices](http://lacbrome.ca/en/municipal-life/administration-and-finances/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 UREC-3-L16, situated on Lakeside Road near Douglass Beach in Knowlton.



Given at Brome Lake,  
This January 14, 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.

**APPLICATION FOR A SPECIFIC CONSTRUCTION, ALTERATION  
OR OCCUPANCY PROPOSAL FOR AN  
IMMOVABLE**

**221 Lakeside Road, Lots 4 265 689, 4 265 68 and 4 471 111, Zone UREC-3-J16, Knowlton-Lakeside 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 lots 4 265 689, 4 265 682 and 4 471 111, 221 Lakeside Road;
- WHEREAS the SCAOPI proposes the construction of a Boathouse that will serve as a storage area for non-mechanized watercraft;
- WHEREAS the current owner of lot 4 265 689 is the Club nautique du Lac-Brome (CNLB);
- WHEREAS pursuant to an agreement between the CNLB and the not-for-profit organization Aviron Knowlton inc. (AKR), if this SCAOPI reaches final adoption by town council, AKR will acquire from CNLB, through right of superficies, a part of lot 4 265 689 (AKR lot) on which the Boathouse would be built;
- WHEREAS as a result, the SCAOPI application is made by AKR with a power of attorney from CNLB;
- WHEREAS the application includes the following derogatory elements:

**CONCERNING THE FUTURE AKR LOT**

- i) the future AKR lot would have an area of 851.8 square metres. Annexe II of subdivision bylaw 597 requires a minimal area of 18 000 square metres;
- ii) the future AKR lot would have an official length of 0.0 metres, since the lot is not contiguous to a public road. Annexe II of subdivision bylaw 597 requires a minimum length of 100 metres;

**CONSULTATION VERSION**

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- iii) the future AKR lot would have an average depth of 13.7 metres. Annexe II of subdivision bylaw 597 requires a minimum average depth of 100 metres;
- iv) the Boathouse would occupy an area of 304 square metres, which represents an occupation density of 35.74% of the area of the future AKR lot. Annexe VII of zoning bylaw 596 authorizes a maximum occupation density of 20%;
- v) the Boathouse would be situated at distances of 1.24 metres and 1.34 metres, respectively, from the lateral lines. Annexe VII of zoning bylaw 596 requires a minimum lateral setback of 5.0 metres;
- vi) the future AKR lot is not adjacent to a public or private road. Article 15 of construction bylaw 600 stipulates that any property on which a construction is planned must be adjacent to a public or private road;

**CONCERNING THE CNLB RESIDUAL LAND**

- vii) the current area of the property belonging to the CNLB (lots 4 265 689, 4 265 682 and 4 471 111) is 8 243 square metres, which constitutes a derogation to Annexe II of subdivision bylaw 597, which requires a minimum area of 18 000 square metres. After the creation of the AKR lot, the residual area of these three lots would be 7 391 square metres;
- viii) the current average depth of the property belonging to the CNLB (lots 4 265 689, 4 265 682 and 4 471 111) is 75 metres, which constitutes a derogation to Annexe II of subdivision bylaw 597, which requires a minimum average depth of 100 metres. After the creation of the AKR lot, the residual average depth of these three lots would be 54.16 metres;

- WHEREAS the applicant submitted detailed plans and drawings for the architectural style and urban planning for the project;
- WHEREAS the project meets the evaluation criteria of the SCAOPI by-law;
- WHEREAS the Land Advisory Committee, by way of its resolution CCU-24-123, recommends acceptance of the SCAOPI, with the

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condition that there be a densification of the vegetation surrounding the Boathouse;

THAT the above preamble is 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 First Draft Project of the SCAOP for lots 4 265 689, 4 265 682 and 4 471 111, 221 Lakeside Road, zone UREC-3-J16, granting the application for the construction of a Boathouse for the storage of non-mechanized watercraft;

THAT Council adopts the First Draft Project of this SCAOP in accordance with the documents submitted by the applicant, including the application;

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 for which the application is made and to hear individuals and organizations wishing to express their views on the subject.

END OF DOCUMENT

# 221, ch. Lakeside - lots #4 265 682, #4 265 689 & #4 471 111



CLIENT :

AIRON KNOWLTON ROWING  
DOUGLASS BEACH

PROJET :

BOAT HOUSE

SUPERFicies BRUTES :

1. USABLE -
1.1 REZ-DE-CHAUSSEE : 3215 PI. CA
1.2 MEZZANINE : 510 PI. CA.
1.3 ÉTAGE : 1500 PI. CA.
TOTAL : 5225 PI. CA.



VUE EN PERSPECTIF

NOTES :

1. LOCALISATION  
VOIR PLAN D'ARPENTEUR FOURNI PAR:  
info@\_\_\_\_\_ .com  
L'ENTREPRENEUR DOIT RESPECTER LES MARGES.

2. FONDATION  
2.1 THE LOAD-BEARING CAPACITY OF THE SOIL MUST BE DETERMINED PRIOR TO COMMENCEMENT OF WORKS.  
EXTERIOR DIMENSIONS ON THE FOUNDATION PLAN REFER TO THE EXTERIOR FACE OF THE CONCRETE WALL UNLESS OTHERWISE SHOWN.  
2.3 ANY WOOD ELEMENT THAT CONTACTS THE CONCRETE MUST BE TREATED.  
2.4 THE THICKNESS OF ANY FOOTING FOR THE CONCRETE WALL MUST BE AT LEAST 5" BELOW GRADE IN ALL DIRECTIONS UNLESS PLACED DIRECTLY ONTO SOLID ROCK.  
2.5 THE ABILITY OF THE SOIL TO SUPPORT THE CONCRETE MUST BE DETERMINED BY A STRUCTURAL ENGINEER.  
2.6 IF REQUIRED, ALL CONCRETE AND STRUCTURAL ELEMENTS SUCH AS THE FOUNDATION, REINFORCING, SLABS, SUPPORTING BRACKETS, RETAINING WALLS AND SO FORTH MUST BE APPROVED BY A STRUCTURAL ENGINEER.  
2.7 VENTILATION OPENINGS REQUIRED FOR VENTILATION, EXHAUST, WATER ETC.  
THE LEVELS OF THE WALLS ARE SHOWN ON THE PLAN.

3. FLOOR PLANS  
3.1 EXTERIOR DIMENSIONS SHOWN ON THE FLOOR PLANS REFER TO THE EXTERIOR FACE OF THE FRAMING.  
INTERIOR DIMENSIONS SHOWN ON THE FLOOR PLANS REFER TO THE CENTRE OF STUDS.  
3.2 VERIFY OPENINGS REQUIRED FOR VENTILATION, EXHAUST, WATER ETC.  
3.4 THE BUILDER IS TO CONFIRM ALL DIMENSIONS ON SITE AND NOTIFY THE ARCHITECT OF ANY MAJOR DISCREPANCY.

4. STRUCTURE  
4.1 FOR ALL BEAMS, LINTELS AND FLOOR JOISTS, REFER TO SUPPLIER.  
FOR COMMERCIAL USE BUILDINGS, ALL STRUCTURAL ELEMENTS ARE TO BE REVIEWED BY AN ENGINEER.

5. GENERAL  
5.1 DO NOT SCALE FROM THE PLANS, USE DIMENSIONS AS SHOWN.

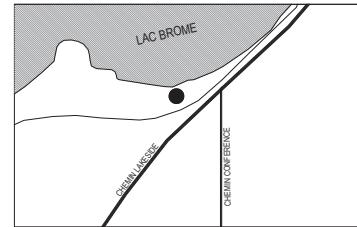
SYMBOLS :

	NIVEAU D'ÉLEVATION
	NOMBRE DE PORTE
	NOMBRE DE FENÊTRE
	TYPE DU MUR
	HAUTEUR DU PLAFOND
	NOMBRE DE RÉVISION
	NOMBRE DU PIÈCE ET NOM
	NOMBRE NOTE
	AXE

MATÉRIAUX :

	BÉTON
	REVÊTEMENT "BOARD AND BATTEN"
	GRAVIER COMPACTÉ
	SOL NON-REMANIÉ
	CONTREPLAQUÉ / OSB
	ISOLATION CELLULOSE
	ISOLANT RIGIDE

NOTES:  
1. XXX  
2. XXXXX  
2.1. XXXXXXX  
2.2. XXXXXXX



EMPLACEMENT :

CHEMIN LAKESIDE  
LAC BROME QUÉBEC

CADASTRE :

INDEX :

A-001	- NOTES ET SYMBOLS
L-101	- SITE
A-101	- ÉLEVATIONS OUEST ET EST
A-102	- ÉLEVATION SUD
A-103	- ÉLEVATION NORD
A-201	- PLAN FONDATION
A-202	- PLAN REZ-DE-CHAUSSEE
A-203	- PLAN MEZZANINE, PLAN LOFT
A-204	- PLAN TOITURE
A-301	- COUPES DE BÂTIMENT
A-401	- COMPOSITION
A-601	- PORTES ET FENÊTRES

PATRICK TURNER  
ARCHITECTE

www.ptarch.ca  
514.550.5444  
661 RUE DRIVER  
SUTTON, QUÉBEC J0E 2K0



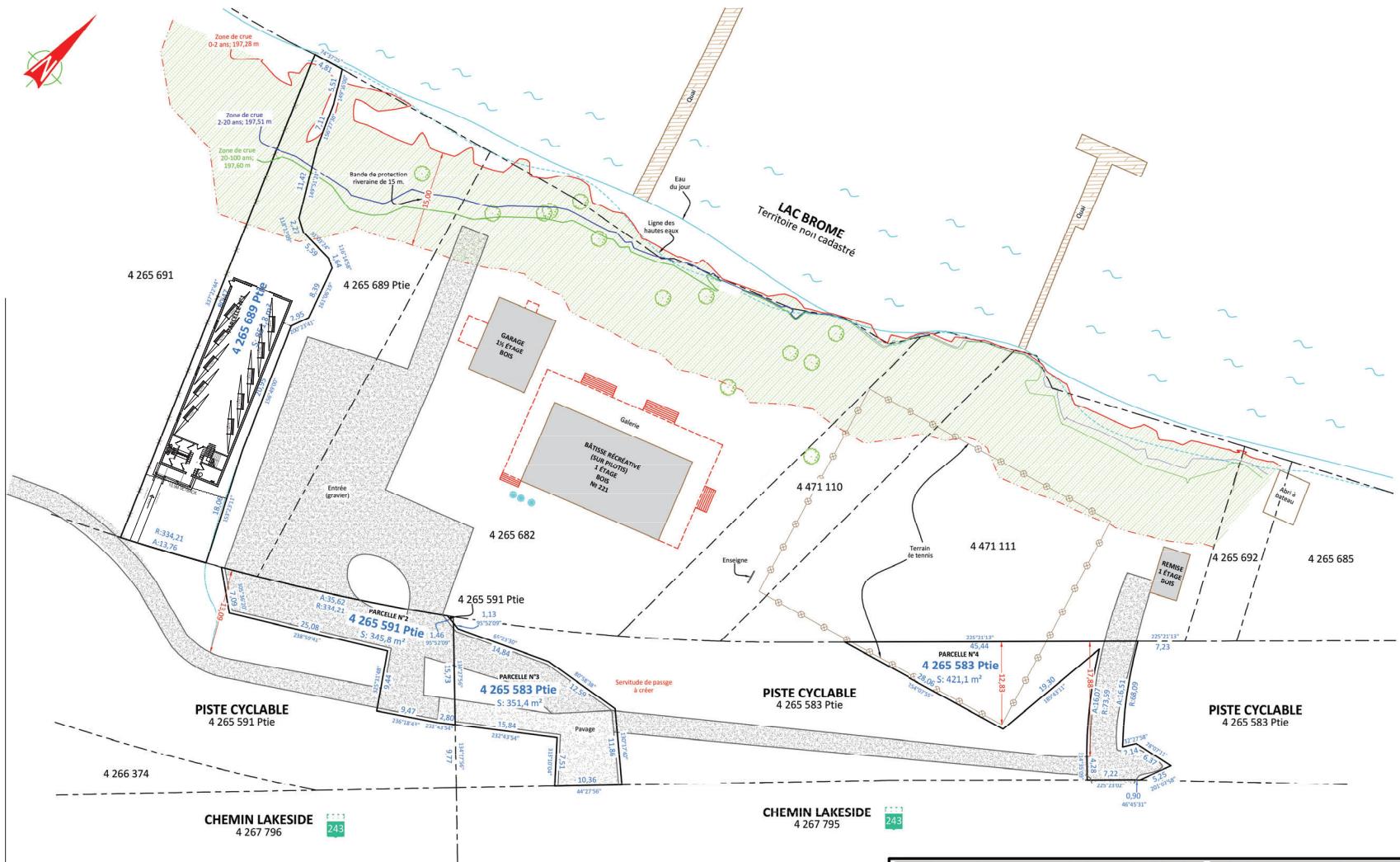
ÉCHELLE : 1/100'  
DESSINÉE : PT

STATUS  
PERMIS

PROJET : 2022-03  
AKR

DOUGLASS BEACH  
LAC BROME

FEUILLE  
A-001  
TITRE  
NOTES



DESCRIPTION TECHNIQUE	
LCT(S): 4 265 583, 4 265 591, 4 265 682, 4 265 689, 4 471 110 ET 4 471 111	
CADASTRE: <b>CADASTRE DU QUÉBEC</b>	COPIE CERTIFIÉE CONFORME À L'ORIGINAL CONSERVÉ DANS MON GÉRÉF
MUNICIPALITÉ: <b>VILLE DE LAC-BROME</b>	
CIRCONSCRIPTION FONCIÈRE: <b>BROME</b>	
ÉCHELLE: 1:400	DES.: MC
PLAN: B 2016-120F	
Arpenteur-Géomètre	
miguel fournier	
COWANNSVILLE GRANBY BROMONT FARNHAM MAGOG 516 rue du Sud, Cowansville, (QC) J2K 2X8 TEL: (450) 263-8333 robert@miguelfournier.ca Web: www.miguelfournier.ca	
Signé à Cowansville, le	
ROBERT FOURNIER ARPENTEUR-GÉOMÈTRE MINUTE:	

**PATRICK TURNER  
ARCHITECTE**

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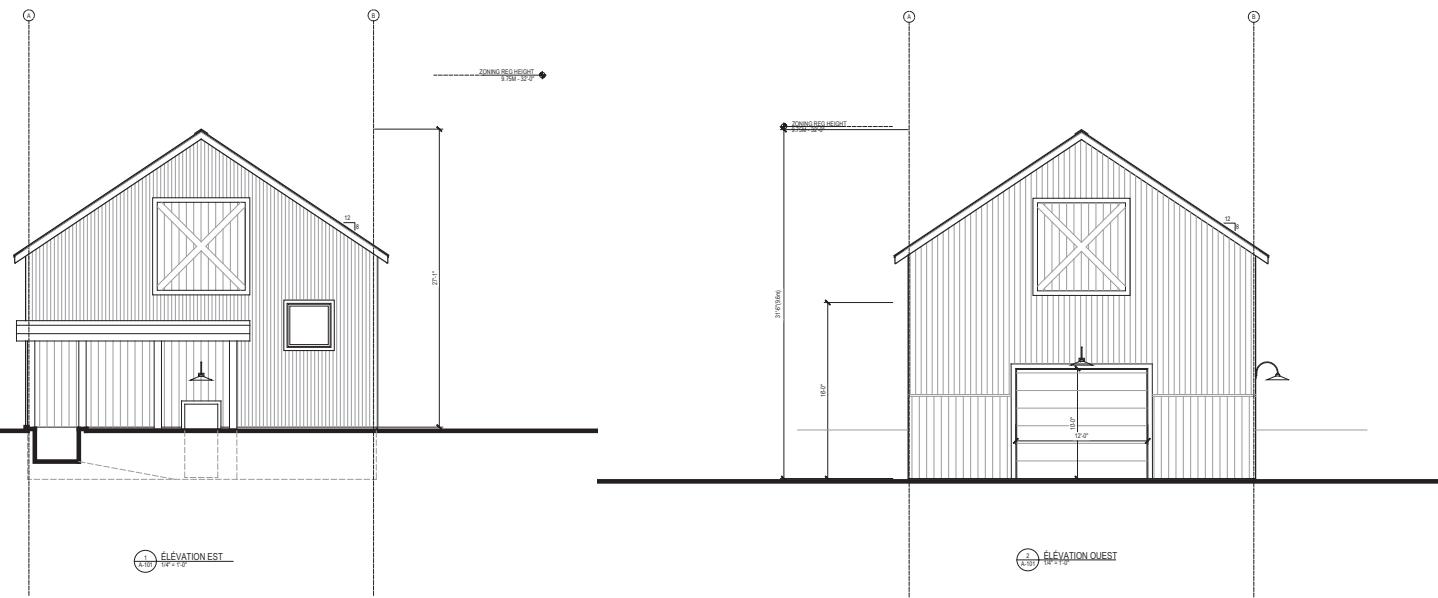
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DESSINÉE : PT

**PERMIS**

PROJET : 2022-03  
AKR

DOUGLAS BEACH  
LAC BROME

**L-101**  
TITRE  
SITE PLAN



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ÉCHELLE :  $\frac{1}{100}$ "  
DESSINÉE : PT

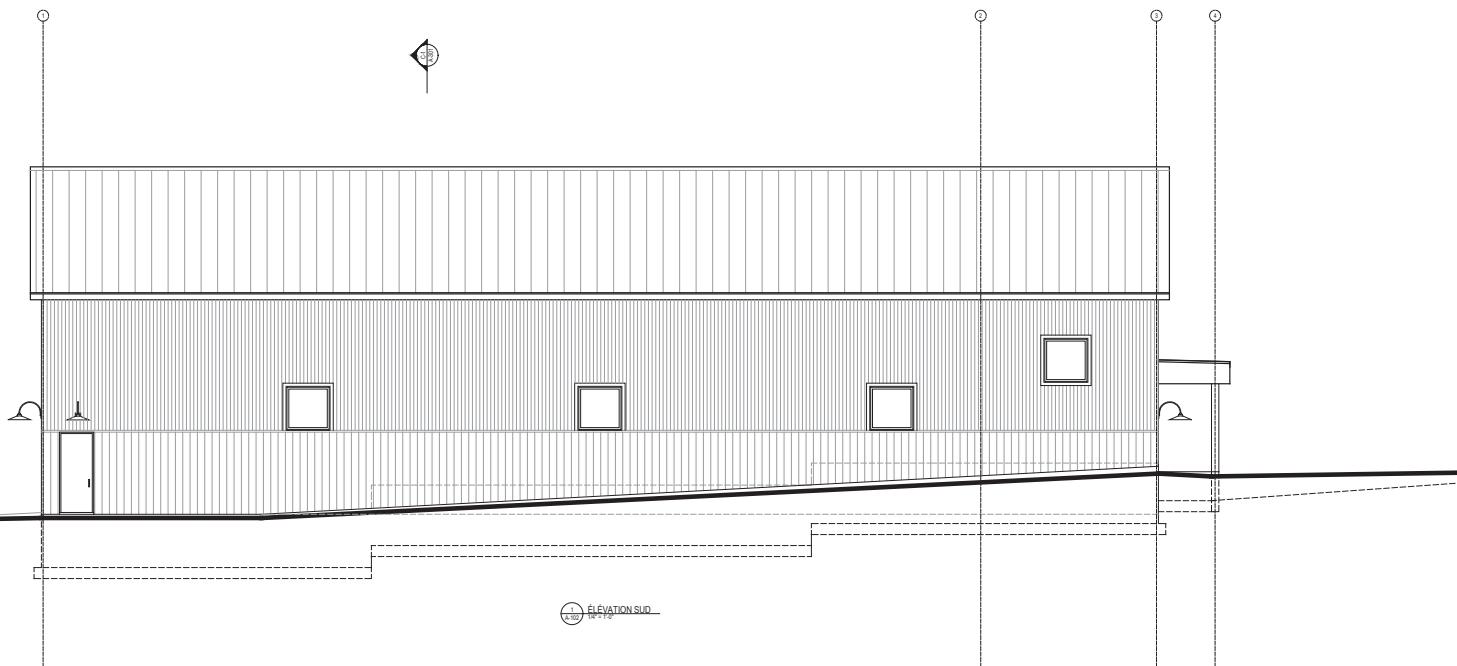
STATUS  
**PERMIS**

PROJET : 2022-03  
**AKR**

DOUGLAS BEACH  
LAC BROME

FEUILLE  
**A-101**  
TITRE  
ELEVATION EAST AND WEST

SUPERFICIE BRUTE - 3215 PC



ELEVATION SUD  
A-102

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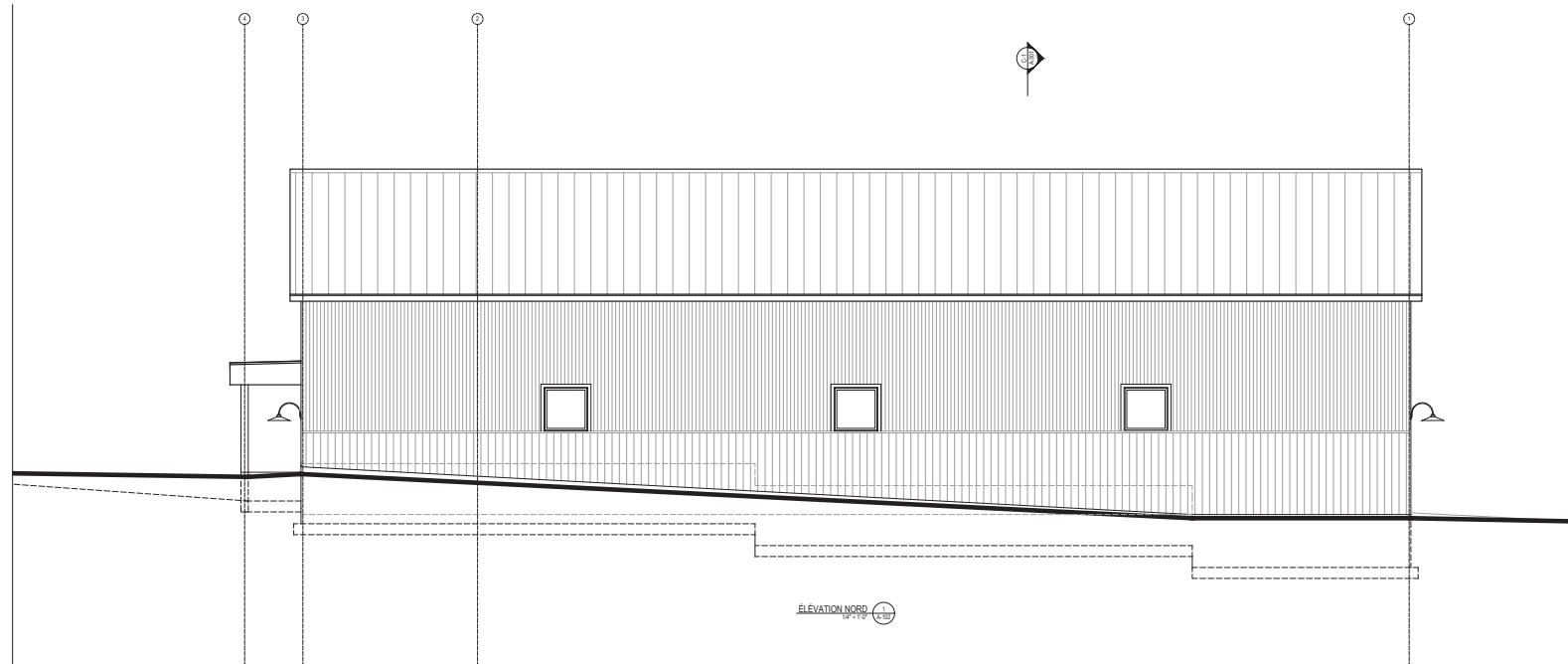
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DESSINÉE : PT

STATUS  
**PERMIS**

PROJET : 2022-03  
**AKR**

DOUGLAS BEACH  
LAC BROME

FEUILLE  
**A-102**  
TITRE  
ELEVATION SUD



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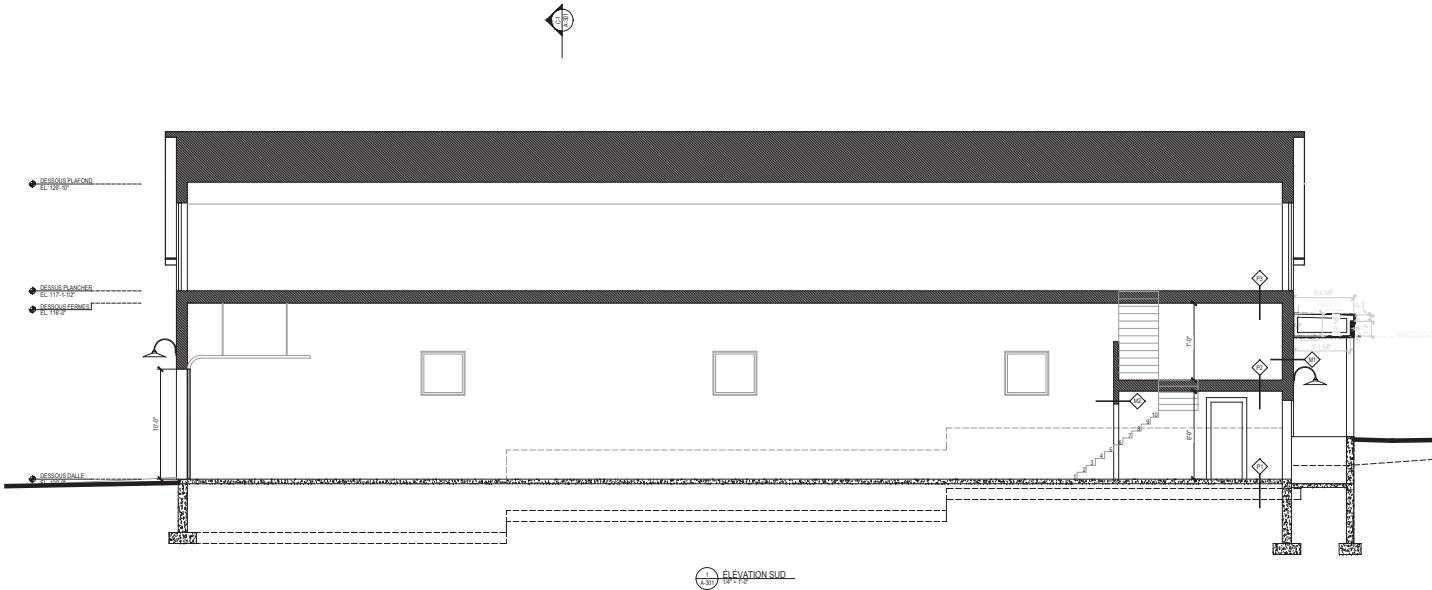
ÉCHELLE :  $\frac{1}{100}$   
DESSINÉE : PT

**STATUS  
PERMIS**

PROJET : 2022-03  
**AKR**

DOUGLAS BEACH  
LAC BROME

FEUILLE  
**A-103**  
TITRE  
ELEVATION NORD



ÉLÉVATION SUD

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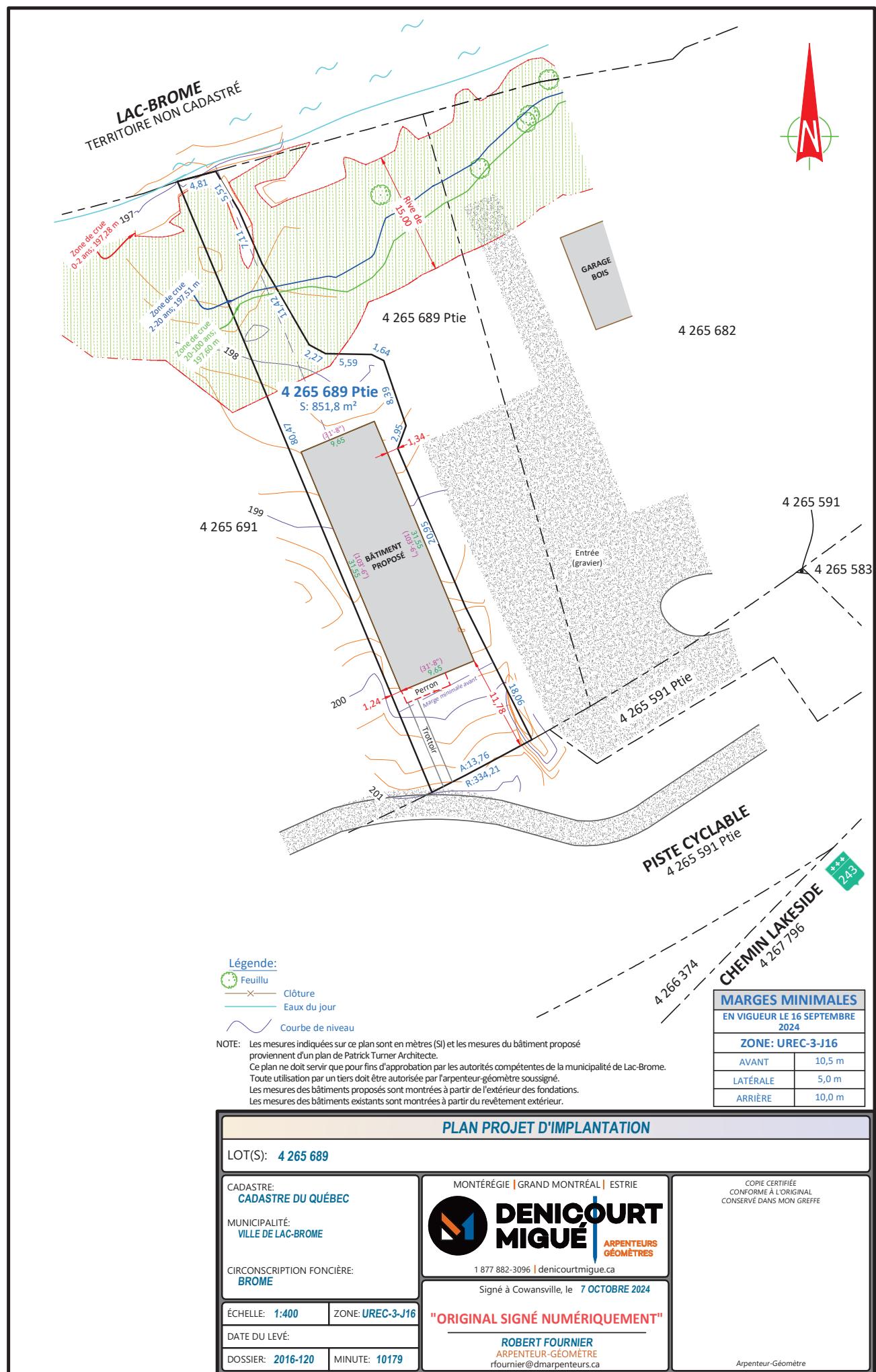
ÉCHELLE :  $\frac{1}{20}$ "=1'  
DESSINÉE : PT

**STATUS  
PERMIS**

PROJET : 2022-03  
**AKR**

DOUGLAS BEACH  
LAC BROME

FEUILLE  
**A-301**  
TITRE  
COUPE









Toiture: métallique noire

Revêtement: bois, ship lap, teint couleur tel que montré

Porte et fenêtre: noir aluminium, porte entrée en bois de même couleur que le revêtement extérieur.

Vue de l'emplacement depuis la rue Lakeside.

