



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 LOTS 4 265 232 and 4 772 801, 635 LAKESIDE ROAD, ZONE RBE-2-E16, TOWN OF BROME LAKE

PUBLIC NOTICE is hereby given:

At a sitting of Council held on September 8, 2026, 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 **lots 4 265 232 and 4 772 801, 635 Lakeside Road, zone RBE-2-E16**. The adoption of the Second Draft Project follows a consultation meeting held on August 19, 2026,

This Second Draft Project proposes the construction of a single-family residential main building. This Second Draft Project contains the 2 following derogations to town bylaws:

- 1) the construction of a residential building within the 45-meter riparian zone of the Quilliams wetland. Section 80 of Zoning By-law No. 596 prohibits any construction within the 45-meter riparian zone of the Quilliams wetland;
- 2) the construction of a residential building at a distance of 3 metres from the front property line; Appendix II of Subdivision By-Law No. 597 requires a minimum distance of 6 metres between a building and the front line in this zone;

These derogatory 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 **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 – 687), Bondville Road (including Camping des Érables), du Parcours, de la Nature, du Panorama.

INTERESTED PERSONS

An Interested Person is a person who would be a qualified voter in Town of Brome Lake on September 8, 2026, if they are not disqualified from voting under the law and meets **one** of the following conditions:

- 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 domiciled in Québec for a minimum of six (6) months prior to September 8, 2026;
OR
- Be the owner of an immovable or occupant or cooccupant 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 prior to September 8, 2026.

Additional conditions for co-owners of an immovable 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 legal person: every legal person must designate among its members, directors and employees, by resolution, a person who, on September 8, 2026, 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 legal 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 (or any other document containing the legally required information), 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, September 28, 2026, 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 PPCMOI 635 Lakeside as the projet to which the Application refers, the name and address of the applicant, 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.**

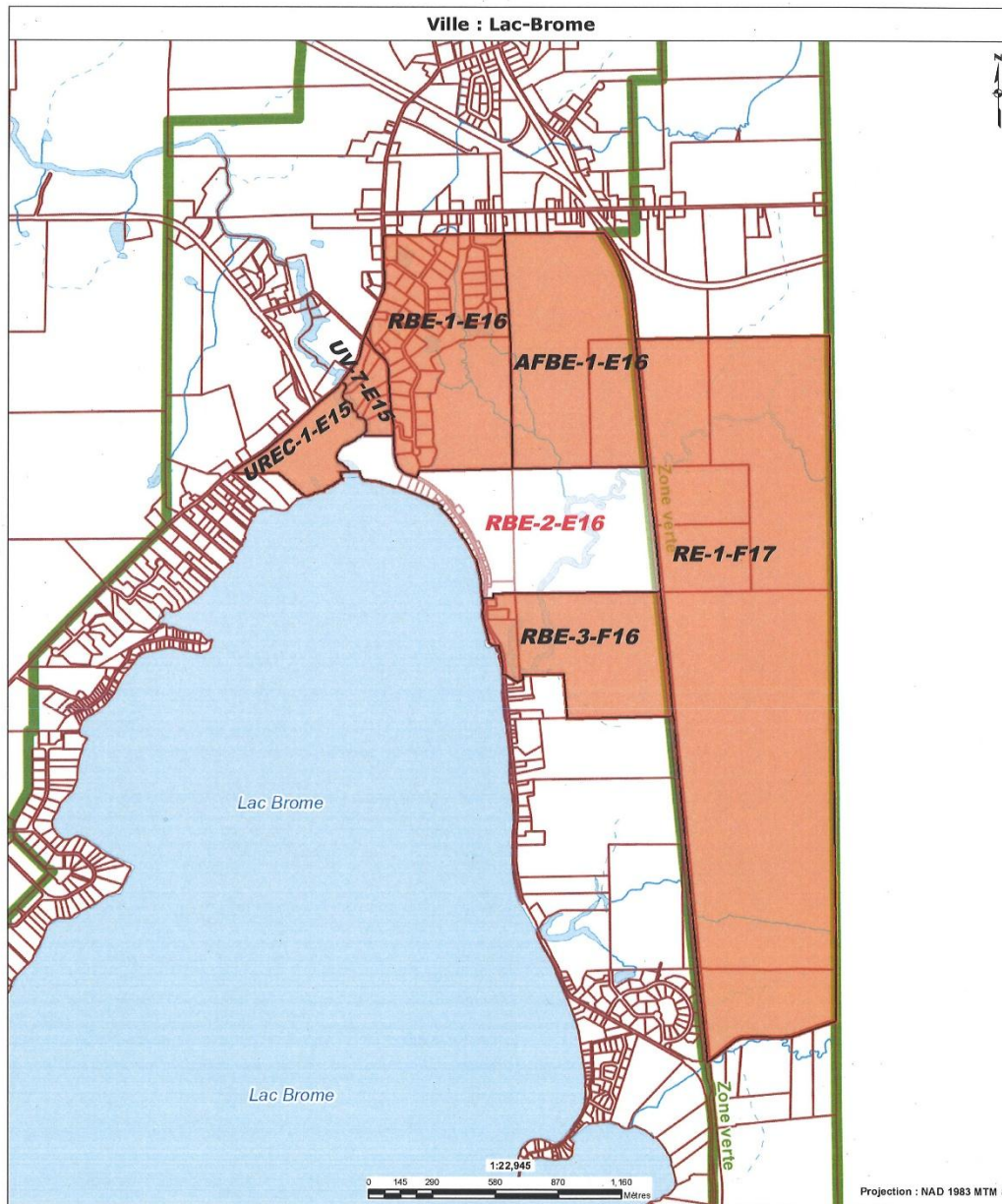
ABSENCE OF AN APPLICATION

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 September 15, 2026

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



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CONSULTATION VERSION
IN CASE OF DISCREPANCY, THE FRENCH VERSION SHALL PREVAIL

**APPLICATION FOR A SPECIFIC CONSTRUCTION,
ALTERATION, OR OCCUPANCY OF A BUILDING (SCAOPI)**

**635 Lakeside Road, Lots 4 265 232 and 4 772 801, Zone RBE-2-E16, Foster
District**

SECOND DRAFT

- WHEREAS The Town of Brome Lake has adopted *By-law 406 regarding specific projects for the construction, modification, or occupancy of a building (SCAOPI)*, and that this by-law is in effect;
- WHEREAS this by-law allows the Council to authorize, upon request and under conditions it determines, a specific project involving the construction, alteration, or occupancy of a building (SCAOPI);
- WHEREAS an application for SCAOPI has been filed to allow for the construction of a single-family residential main building at 635 Lakeside Road, lots 4 265 232 and 4 772 801;
- WHEREAS the applicant has submitted a natural environment characterization study for lots 4 265 232 and 4 772 801, which concludes that the portion of the Quilliams wetland buffer zone located west of Lakeside Street no longer contributes to its protective function;
- WHEREAS the fifteen (15)-meter riparian zone along Brome Lake be revegetated in order to fully restore its ecological functions, thereby providing a definite benefit to Brome Lake;
- WHEREAS the project proposes two (2) elements that constitute exceptions to the urban planning by-laws:

EXEMPTION NUMBER 1

- WHEREAS the project proposes the construction of a residential building within the forty-five (45)-meter riparian zone of the Quilliams wetland;
- WHEREAS Section 80 of Zoning By-law No. 596 prohibits any construction within the 45-meter riparian zone of the Quilliams wetland;

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EXEMPTION NO. 2

- WHEREAS the project proposes the construction of a residential building at a distance of three (3) meters from the front property line;
- WHEREAS Appendix II of Subdivision By-Law No. 597 requires a minimum distance of six (6) meters between a building and the front line in Zone RBE-2-E16;
- WHEREAS the application was reviewed based on the criteria applicable to the SCAOPI, and the following findings were made:
- Compliance with the objectives of the urban plan: met;
 - Compatibility of proposed land uses: met;
 - Enhancement of outdoor spaces: met;
 - Quality of the project's integration: met, since it was noted that the built environment in this sector lacks uniformity and that the proposal, with its black wood siding and sloped roof, remains understated and unobtrusive despite its contemporary character;
 - Integration into the historic environment: unobstructed views of the lake are now available;
 - Project feasibility: met;
 - Quality of integration, demolition, and enhancement of existing structures: not applicable;
 - Cultural or social components: not applicable;
- WHEREAS the applicant has submitted detailed plans and drawings for the architectural style and layout of the project;
- WHEREAS the project meets the evaluation criteria of the SCAOPI by-law;
- WHEREAS the Urban Planning Advisory Committee, by Resolution CCU-26 064, recommends that the Council approve the application as submitted;
- WHEREAS in Resolution 2026-08-252 dated August 3, 2026, the Council adopted the First Draft of the SCAOPI; 2026
- WHEREAS a public consultation session was held on August 19, 2026, to explain the draft that is the subject of the request and to hear from individuals and organizations wishing to comment on the matter;
- WHEREAS The Council has taken note of the questions and comments from citizens received during this consultation;

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WHEREAS since the consultation session, the applicant has submitted a revised architectural plan to bring the residential building into compliance with the maximum standard of 20% of the lot area, thereby eliminating one of the variances from the First Proposal;

THAT the foregoing preamble forms an integral part of this proposal;

THAT The Council adopts, pursuant to By-law No. 406 on Specific Projects for the Construction, Modification, or Occupancy of a Building (SCAOPI), the Second SCAOPI proposal at 635 Lakeside Road, lots 4 265 232 and 4 772 801, zone RBE-2-E16, thereby granting the request for authorization to construct a single-family residential main building, subject to compliance with the following criteria:

1. that the residence be located within the forty-five (45) meter riparian zone of the Quilliams wetland;
2. that the front setback of the residence be reduced to three (3) meters;
3. that the project be carried out in accordance with the revised design concepts and amended plans dated September 4, 2026, prepared by Adhoc Architects, particularly with regard to the gabled roof and black wood siding.

ADHOC

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635 Lakeside

Concept



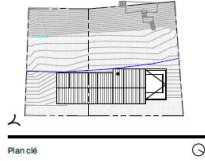
① Revêtement
métallique
Fabricant: Vinwest
Matériau: Pringle 20
Couleur: Carbon



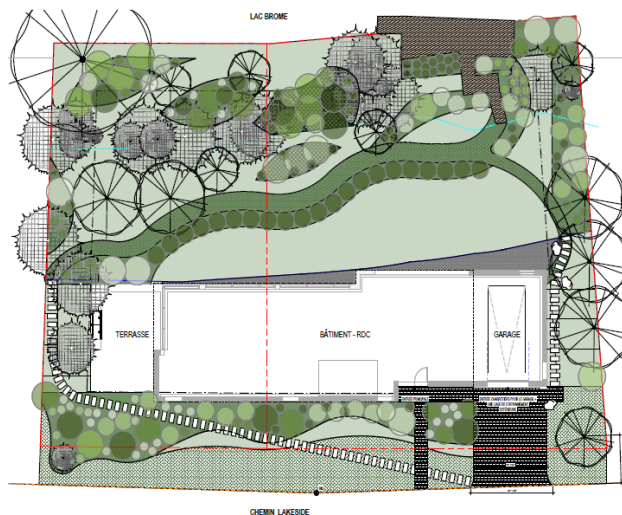
② Bois brûlé
Fabricant: Charred Wood Siding Canada
Couleur: Deepchar



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Perspective
chemin Lakeside .
Vue depuis l'est
Site Plan



Paysage:
Plan d'aménagement
Site Plan

THAT the Council adopts the Second Draft of this SCAOPI based on the documents submitted by the applicant with the application, as well as the amended architectural plans filed September 4, 2026;

THAT if the SCAOPI authorized by the application has not been completed or is not in the process of being completed within 18 months after the adoption of the resolution approving the specific project, this resolution shall become null and void;

THAT the landscaping work must be completed within twelve (12) months following the completion of construction work;

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THAT the applicant must provide a bond in the amount of \$20,000 to guarantee the completion of the construction work and the landscaping work;

THAT any other regulatory provisions not inconsistent with this authorization shall apply;

THAT the Council instructs the clerk to set a period for receiving requests to participate in a referendum in accordance with the provisions of the *Land Use Planning and Development Act*.

END OF DOCUMENT