



PUBLIC NOTICE

PUBLIC CONSULTATION MEETING

Resolution 2026-08-252 to authorize 3 derogatory elements as part of an application submitted in accordance with Bylaw number 406 regarding a SCAOPI on lots 4 265 232 and 4 772 801, 635 Lakeside Road, zone RBE-2-E16.

NOTICE IS GIVEN TO ALL INTERESTED PERSONS OF THE FOLLOWING:

At a council meeting held on August 3, 2026, 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 single-family residential main building at 635 Lakeside Road, lots 4 265 232 and 4 772 801 5 238 881, zone RBE-2-E16. The First Draft Project contains the 3 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 meters from the front property line; Appendix II of Subdivision By-Law No. 597 requires a minimum distance of 6 meters between a building and the front line in this zone;
- 3) to locate a residential building on an area representing 21.3% of the total lot area. Appendix II of Subdivision By-law No. 597 requires a maximum building area of 20% of the total lot area in this zone;

A public consultation meeting on this First Draft Project will be held on **August 19, 2026, at 7:00 p.m.** 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**, at the Town Hall during normal business hours, or by contacting Me Owen Falquero, Town Clerk, at greffe@lacbrome.ca.

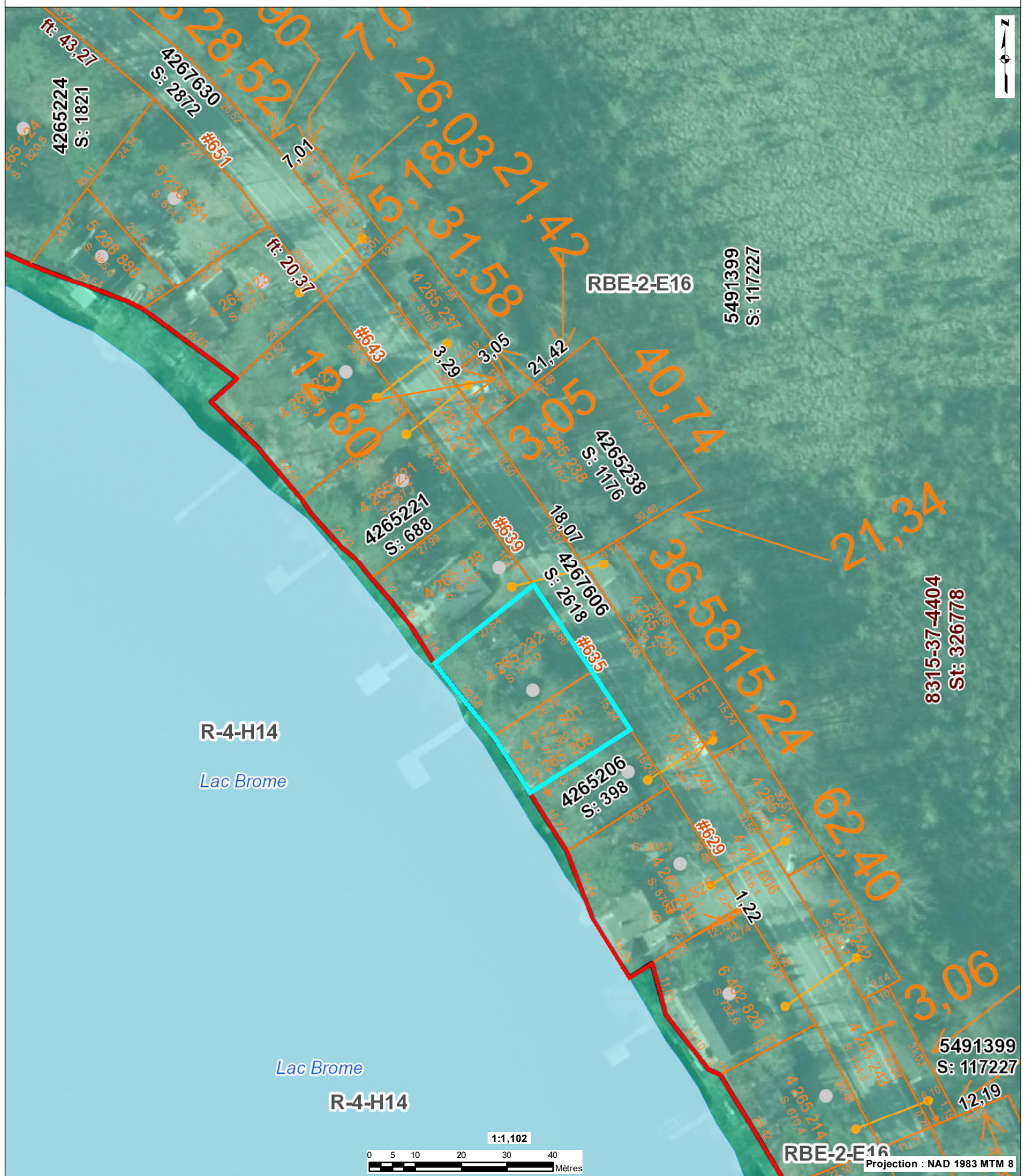
Given at Brome Lake,

This August 4, 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**

First Draft

- WHEREAS The Town of Brome Lake has adopted By-law 406 concerning specific construction, alteration or occupancy proposal for an immovable (SCAOPI) and that this by-law is in effect;
- WHEREAS an application for SCAOPI has been filed to allow for the construction of a single-family residential main building;
- WHEREAS all plans, documents, and information required under By-law 406 concerning specific construction, alteration or occupancy proposal for an immovable (SCAOPI) were submitted to the Urban Planning and Environment Department along with the application;
- WHEREAS the applicant submitted a natural environment characterization study for lot 4 265 232, in Brome Lake, 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 contributing to a definite benefit for Brome Lake;
- WHEREAS the project proposes three (3) 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;

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;

EXEMPTION NO. 3

WHEREAS the project proposes to locate the residential building on an area representing 21.3% of the lot's total area;

WHEREAS Appendix II of Subdivision By-law No. 597 requires that a maximum of 20% of the land area be located within the RBE-2-E16 zone;

WHEREAS the application was reviewed in accordance with 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 draft'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 Council approve the application as submitted;

THAT the above preamble shall form an integral part of this resolution;

THAT Council adopts, pursuant to By-law No. 406 on specific construction, alteration or occupancy proposal for an immovable (SCAOPI), the first SCAOPI proposal for 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 building coverage ratio be 21.3%;
4. that the project be carried out in accordance with the revised design concepts and plans prepared by Adhoc Architects, particularly with regard to the gabled roof and the black wood siding.

ADHOC

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635 Lakeside

Concept

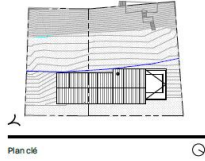


① Revêtement
métallique
Fabricant: Virovest
Modèle: Prisme 20
Couleur: Carbone

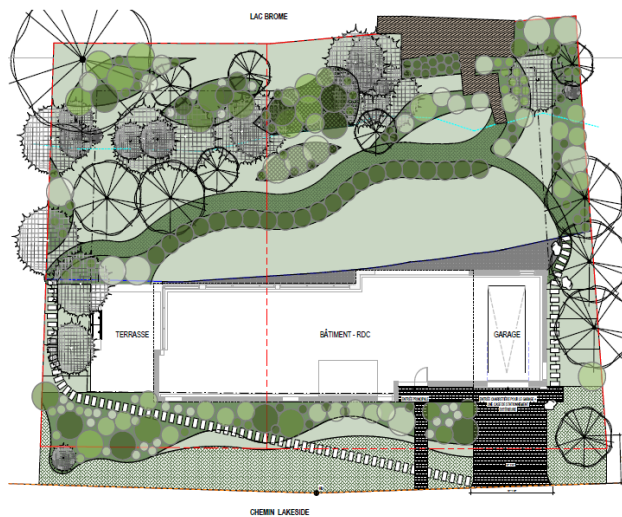


② Bois brûlé
Fabricant: Charred Wood Siding Canada
Couleur: Designchar





Perspective
chemin Lakeside .
Vue depuis l'est
Site Plan



Paysage:
Plan d'aménagement
Site Plan

- THAT the Council adopts the First Draft of this SCAOPI based on the documents submitted by the applicant with the application;
- THAT if the SCAOPI authorized by the application has not been implemented or is not in the process of being implemented within 18 months after the adoption of the resolution approving the specific project, this resolution shall become null and void;
- THAT landscaping work must be completed within twelve (12) months following the completion of construction work;

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

THAT a public consultation meeting will be held on a date to be determined, in order to explain the project that is the subject of this application and to hear from individuals and organizations who wish to comment on the matter.

END OF DOCUMENT

FIRST DRAFT