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CANADA
PROVINCE OF QUEBEC
BROME MISSISQUOI MRC

TOWN OF LAC-BROME

Minutes of the Planning Advisory Committee meeting - Town of Brome Lake held Monday, November 18, 2024 at 7:00 p.m., at the Centre Lac-Brome, 270 Victoria Street, in Brome Lake.

Present: West Brome/Iron Hill district member [REDACTED] and East Hill district member [REDACTED] Knowlton/Lakeside district member [REDACTED], farming community member [REDACTED] and Foster district member [REDACTED].

All forming a quorum under the chairmanship of Councillor Lee Patterson. Also present: the secretary, Mr. Justin Sultana.

Absent: Mr. [REDACTED], member of the Fulford/Bondville district, Mr. [REDACTED], member of the Knowlton/Victoria district and Mr. [REDACTED], member of the business community.

1. OPENING OF THE MEETING

The meeting was called to order at 7:03 pm

CCU-24-103

2. ADOPTION OF THE AGENDA

It is

Proposed by [REDACTED]

Seconded by [REDACTED]

And unanimously resolved by voice vote

It was **RESOLVED THAT** the CCU adopt the agenda as presented with the removal of the item

6.7 - 182, ch. Lakeside, lots #3 938 315 to #3 938 318, zone UC-1-M2 (recommended by the CCU) and the addition to item 8. VARIA - architectural guide.

ADOPTED

CCU-24-104

3. ADOPTION OF THE MINUTES

It is

Proposed by [REDACTED]

Seconded by [REDACTED]

And unanimously resolved by voice vote

It was **RESOLVED THAT** the CCU adopt the minutes of the meeting of October 21, 2024.

ADOPTED

4. FOLLOW-UP TO RECENT MEETINGS

The president informs that the Council a followed all recommendations of last month's CCU.

It is also specified that the Council has accepted the sign on Mont-Écho with an alignment equal to the signs already in place. Non-compliance will be tolerated until regulations are amended.

5. PPCMOI

CCU-24-105 5.1. 434, ch. de Knowlton, lot #6 491 995, zone URB-2-L14

Nature of request: Construction of an apartment building

WHEREAS a request for a PPCMOI has been submitted to allow the construction of an apartment building;

WHEREAS Town of Brome Lake has adopted By-law 406 concerning specific construction, alteration or occupancy proposals for an immovable (PPCMOI) and that this By-law is in force;

WHEREAS all plans, documents and information required under By-law 406 governing specific construction, alteration or occupancy proposals for an immovable (PPCMOI) were submitted to the Planning and Environment Department with the application;

WHEREAS the main purpose of this request is to continue the 2021 PPCMOI authorizing the construction of a fourth apartment building identical to the three contiguous ones already built;

WHEREAS the derogations targeted by this request are: building with six dwellings, main building with 3 storeys, main building height of 11.13 metres and respective distances of 4.06, 4.22 and 4.9 metres between the main buildings of the integrated project;

WHEREAS Appendix VI of Zoning By-law No. 596 authorizes a maximum of 4 dwelling units for a residential construction;

WHEREAS Appendix VII of Zoning By-law No. 596 authorizes a 2-storey limit and a maximum height of 9.75 metres for a main building;

WHEREAS paragraph 6 of article 78 of zoning bylaw no. 596 stipulates that a minimum distance of 9 metres must be maintained between the main buildings of an integrated project;

WHEREAS the owner/contractor is present to clarify his request;

WHEREAS the CCU is satisfied with the request as a whole;

IT IS THEREFORE RESOLVED THAT the CCU recommends that Council accept this request for a PPCMOI.

It is

Proposed by [REDACTED]
Seconded by [REDACTED]
And unanimously resolved by voice vote

ADOPTED

CCU-24-106 5.2. 651 Lakeside Road, lot #6 238 881, zone RBE-2-E16

Type of request: Construction of a steep staircase

WHEREAS Town of Brome Lake has adopted By-law 406 concerning specific construction, alteration or occupancy proposals for an immovable (PPCMOI) and that this By-law is in force;

WHEREAS a request for a PPCMOI has been submitted to allow the construction of a steep staircase;

WHEREAS all plans, documents and information required under By-law 406 governing specific construction, alteration or occupancy proposals for an immovable (PPCMOI) were submitted to the Planning and Environment Department with the application;

WHEREAS the installation of the staircase in question will serve primarily to provide safe access, during the winter season, from the shoulder of the public road adjacent to the properties at 649 and 651 Lakeside Road;

WHEREAS the location of the work is in an area with a slope varying between 67% and 88%;

WHEREAS the first paragraph of section 100.1 of Zoning By-law no. 596 prohibits work in an area with a steep slope of 50% or more;

WHEREAS an existing driveway from 647 Lakeside Road currently provides access, by easement, to the properties at 649 and 651 Lakeside Road;

WHEREAS this entrance will be preserved after the work;

WHEREAS the design of the proposed staircase was carried out by a specialist in the field and the installation will be carried out without excavation;

WHEREAS the staircase will comprise three landings with a 30% difference in height between sections, supported by piles;

WHEREAS the CCU is in favour of the request;

IT IS THEREFORE RESOLVED THAT the CCU recommends that Council accept this request for a PPCMOI.

It is
Proposed by [REDACTED]
Seconded by [REDACTED]

And unanimously resolved by voice vote

ADOPTED

6. PIIA APPLICATIONS

CCU-24-107 6.1. 434, chemin de Knowlton, lot #6 491 995, zone URB-2-L14

Type of application: Construction of an apartment building - integrated project

WHEREAS a request to build a residential apartment building has been submitted;

WHEREAS all plans, documents and information required by By-law 601 respecting SPAIPs were submitted to the Planning and Environment Department with this request;

WHEREAS the Planning and Environment Department forwarded the request to the members of the CCU within the prescribed time frame, after having ascertained that it was complete;

WHEREAS the materials, colors and style harmonize with the surrounding materials, colors and styles;

WHEREAS the members of the CCU consider that the addition of a fourth building fits well with the continuity of the integrated project already in place;

IT IS THEREFORE RESOLVED THAT the CCU recommends that Council approve this request for a site planning program.

It is

Proposed by ██████████

Seconded by ██████████

And unanimously resolved by voice vote

ADOPTED

CCU-24-108 6.2. 36, rue Sinclair, lot #4 266 602, zone URA-18-K16

Nature of request: Construction of a residential building

WHEREAS a request for the construction of a building has been filed;

WHEREAS all plans, documents and information required by By-law 601 respecting SPAIPs were submitted to the Planning and Environment Department with this request;

WHEREAS the Planning and Environment Department forwarded the request to the members of the CCU within the prescribed time frame, after having ascertained that it was complete and in conformity;

WHEREAS the materials, colors and style harmonize with the surrounding materials, colors and styles;

IT IS THEREFORE RESOLVED THAT the CCU recommends that Council approve this request for a site planning program.

It is

Proposed by [REDACTED]

Seconded by [REDACTED]

And unanimously resolved by voice vote

ADOPTED

CCU-24-109

6.3. 36, rue Sinclair, lot #4 266 602, zone URA-18-K16

Type of request: Construction of an accessory building (garden shed)

WHEREAS a request has been submitted for the construction of a shed-type accessory building;

WHEREAS all plans, documents and information required by By-law 601 respecting SPAIPs were submitted to the Planning and Environment Department with this request;

WHEREAS the Planning and Environment Department forwarded the request to the members of the CCU within the prescribed time frame, after having ascertained that it was complete and compliant;

WHEREAS the materials, colors and style harmonize with the surrounding materials, colors and styles;

WHEREAS the proposed building will not be entirely visible from the street;

IT IS THEREFORE RESOLVED THAT the CCU recommends that Council approve this request for a site planning program.

It is

Proposed by [REDACTED]

Seconded by [REDACTED]

And unanimously resolved by voice vote

ADOPTED

CCU-24-110

6.4. 400, Lakeside Road, lot #4 267 926, zone RB-8-G17

Nature of request: Subdivision for irregular lots

WHEREAS a request for a subdivision for lot creation has been filed;

WHEREAS all plans, documents and information required by By-law 601 respecting SPAIPs were submitted to the Planning and Environment Department with this request;

WHEREAS the Planning and Environment Department forwarded the application to the members of the CCU within the prescribed time frame, after having ascertained that it was complete and in conformity;

WHEREAS this request concerns a single-family development of four lots, two of which are irregular;

ATTENDU QUE les membres émettent plusieurs échanges sur le nombre de lots à savoir si 3 lots ne serait pas préférables (moins dense);

IT IS THEREFORE RESOLVED THAT the CCU recommends that Council approve this request for a site planning program.

3 for and 2 against

It is

Proposed by [REDACTED]

Seconded by [REDACTED]

And majority of votes cast

ADOPTED

CCU-24-111 6.5. 1108, chemin de Knowlton, lots #3 938 315 to #3 938 318, UC-1-M2 zone

Nature of request: Installation of a sign

WHEREAS a request to install a sign on an existing post has been submitted;

WHEREAS all plans, documents and information required by By-law 601 respecting SPAIPs were submitted to the Planning and Environment Department with this request;

WHEREAS the Planning and Environment Department forwarded the request to the members of the CCU within the prescribed time frame, after having ascertained that it was complete and compliant;

WHEREAS the materials and colors harmonize with the surrounding materials and colors;

IT IS THEREFORE RESOLVED THAT the CCU recommends that Council approve this request for a site planning program.

It is

Proposed by [REDACTED]

Seconded by [REDACTED]

And unanimously resolved by voice vote

ADOPTED

CCU-24-112 6.6. 182, Lakeside Road, lots #3 938 315 to #3 938 318, zone UC-1-M2

Nature of request: Construction of a residence

WHEREAS a request to build a single-family dwelling has been submitted;

WHEREAS all plans, documents and information required by By-law 601 respecting SPAIPs were submitted to the Planning and Environment Department with this request;

WHEREAS the Planning and Environment Department forwarded the application to the members of the CCU within the prescribed time frame, after having ascertained that it was complete and in conformity;

WHEREAS the materials, colors and style harmonize with the surrounding materials, colors and styles;

IT IS THEREFORE RESOLVED THAT the CCU recommends that Council approve this request for a site planning program.

It is

Proposed by [REDACTED]

Seconded by [REDACTED]

And unanimously resolved by voice vote

ADOPTED

7. MINOR VARIANCE REQUESTS

CCU-24-113 7.1. 2, montée des Pins, lot #4 265 792, zone RFB-3-L17

Nature of request: Regularization of a garage in front setback

WHEREAS a request to regularize the location of a detached residential garage at 10.2 metres from the front line has been submitted;

WHEREAS section 31 of the siting standards grid of Zoning By-law 596 sets the minimum front setback for zone RFB-3-L17 at 10.5 metres;

WHEREAS the CCU considers that this request is minor in terms of exemption and does not cause any loss of use to neighbouring properties;

IT IS THEREFORE RESOLVED THAT the CCU recommends that Council grant the request for a minor exemption.

It is

Proposed by [REDACTED]

Seconded by [REDACTED]

And unanimously resolved by voice vote

ADOPTED

CCU-24-114 7.2. 2, montée des Pins, lot #4 265 792, zone RFB-3-L17 Nature

of request: Accessory building on adjacent lot

WHEREAS a request to build a garage detached on a lot contiguous to that of the main building has been submitted;

WHEREAS the main building lot would have sufficient area to accommodate the detached garage on the adjacent vacant lot;

WHEREAS paragraph 1 of section 35 of Zoning By-law no. 596 stipulates that an accessory building may be erected on a lot contiguous to that of the main building only if the lot on which the main building sits does not permit the conforming erection of a building.

WHEREAS the rear of the built-up lot is characterized by a wooded area and a steep slope;

WHEREAS the CCU deems that the request does not cause a loss of use to neighbouring properties;

IT IS THEREFORE RESOLVED THAT the CCU recommends that Council grant the request for a minor exemption.

It is

Proposed by [REDACTED]

Seconded by [REDACTED]

And unanimously resolved by voice vote

ADOPTED

CCU-24-115 7.3. 2-16, rue des Bouleaux, lot #6 422 150, zone UC-4-L13

Nature of request: Front yard parking area

WHEREAS a request to authorize a front yard parking lot representing 49% of the front yard;

WHEREAS Section 47 of Zoning By-law no. 596 stipulates that the maximum occupancy of front yard parking, for a residential use, is 30%;

WHEREAS a previous proposal, having already been approved, met the 30% standard;

WHEREAS the difference between the two proposals mainly concerns the addition of 4 parking spaces and the relocation of the driveway;

WHEREAS the CCU considers that the owner's argument concerning aesthetics does not support the request;

WHEREAS the CCU considers that the request does not cause a loss of use to neighbouring properties;

IT IS THEREFORE RESOLVED THAT the CCU recommends that Council grant the request for a minor exemption.

3 for and 2 against

It is

Proposed by [REDACTED]

Seconded by [REDACTED]

And majority of votes cast

ADOPTED

CCU-24-116 7.4. 19, chemin Brome, lot #3 939 991, zone ID-11-M9

Nature of request: Authorization for a country table use

WHEREAS a request to authorize a country table occupying 56.23 square metres on a lot of 17,136.801 square metres has been submitted;

WHEREAS article 128 of zoning by-law no. 596 stipulates that the maximum surface area for a country table is 30% of the residence;

WHEREAS le même article stipule également que le terrain visé pour l'usage d'une table champêtre est d'un minimum de 100 000 mètres carrés;

WHEREAS the table champêtre would have a surface area of 56.23 square metres, which exceeds the 30% of the residence (which would be limited to 36.95 square metres);

WHEREAS the applicant made inquiries in 2021 prior to purchasing the subject land and received confirmation that his project could proceed;

WHEREAS the CCU deems that the project represents a favourable agricultural project for the community and that the request does not cause any loss of use to neighbouring properties;

IT IS THEREFORE RESOLVED THAT the CCU recommends that Council grant the request for a minor exemption.

It is

Proposed by [REDACTED]

Seconded by [REDACTED]

And unanimously resolved by voice vote

ADOPTED

CCU-24-117 7.5. 56, rue Benoit, lots #4 265 688, 4 763 930 & 5 636 914, zone URA-13-J15

Nature of request: Lot size

WHEREAS a subdivision proposal to modify the lots on the property to create two lots with respective areas of 13,825.9 and 10,452.4 square metres has been submitted;

WHEREAS Schedule 2 of Subdivision By-law No. 597 requires, for this zone, lots with a minimum surface area of 18,000 square metres;

WHEREAS the zone concerned includes only three very large lots;

WHEREAS the CCU deems that the request does not cause a loss of use to neighbouring properties;

IT IS THEREFORE RESOLVED THAT the CCU recommends that Council grant this request for a minor exemption;

3 for and 2 against

*It is
Proposed by [REDACTED]
Seconded by [REDACTED]
And majority of votes cast*

ADOPTED

CCU-24-118 7.6. 146, Sugar Hill Road, lot #4 267 021, zone ID-21-O12

Nature of request: Regularization of a garage in lateral setback

WHEREAS a request to regularize the siting of a garage-type accessory building, located at a distance of 0.16 metres from the lateral lot line, has been submitted

WHEREAS section 35 of Zoning By-law no. 596 stipulates that an accessory building of 40 square metres or more must be located at a minimum distance of 3 metres from a lot line;

WHEREAS the said garage was the subject of a permit application in which the applicant stated his intention to respect the minimum distance of 3 metres;

WHEREAS the neighbors on either side of this garage are in constant conflict;

WHEREAS the CCU considers that the applicant is not acting in bad faith and that the error is human;

IT IS THEREFORE RESOLVED THAT the CCU recommends that Council grant the request for a minor exemption.

4 for and 1 against

*It is
Proposed by [REDACTED]
Seconded by [REDACTED]
And majority of votes cast*

ADOPTED

8. VARIA

VARIA

Architectural guide

The president mentions that an architectural guide will be prepared in the near future;

In particular, it will provide a better framework for PIIA applications;

The document submitted to the Town of Sutton will be shared for reference purposes.

9. NEXT MEETING

The next meeting is scheduled for December 23, 2024.

The Chairman asked if members would be available to bring the meeting forward by one week, to December 16. There was also mention of the possibility of doing it on Wednesday, December 18.

CCU-24-119

10. ADJOURNMENT OF THE MEETING

It is

Proposed by [REDACTED]

Seconded by [REDACTED]

And unanimously resolved by voice vote

The meeting was adjourned at 8:52 p.m.

ADOPTED

Lee Patterson
Consultant

Justin Sultana
Secretary