



Consultation version  
In case of discrepancy, the French version shall prevail

**CANADA  
PROVINCE OF QUEBEC  
BROME MISSISQUOI MRC**

**TOWN OF LAC-BROME**

**Minutes of the regular meeting of the Planning Advisory Committee - Town of Brome Lake held Monday, January 20, 2025 at 7 p.m. The meeting was held by videoconference.**

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

All forming a quorum under the chairmanship of Councillor Lee Patterson.

Also present: Secretary Andr anne Ouellette and Secretary Justin Sultana.

Absent: [REDACTED], district member Knowlton/Lakeside

**1. OPENING OF THE MEETING**

The meeting was declared open at 7:03 pm

**CCU-25-001**

**2. ADOPTION OF THE AGENDA**

*It is*

*Suggested by [REDACTED]*

*Seconded by [REDACTED]*

*And unanimously resolved by voice vote*

It was **RESOLVED THAT** the CCU adopt the agenda as presented.

*ADOPTED*

**CCU-25-002**

**3. ADOPTION OF THE MINUTES**

*It is*

*Suggested by [REDACTED]*

*Seconded by [REDACTED]*

*And unanimously resolved by voice vote*

It was **RESOLVED THAT** the CCU adopt the minutes of the meeting of December 18, 2024.

*ADOPTED*

**4. FOLLOW-UP TO RECENT MEETINGS**

The President informed the Council that it had followed the recommendations of last month's CCU, in particular for the two PPCMOIs

**5. MINOR DEROGATION APPLICATIONS**

**CCU-25-003**

**5.1. 278 Bondville Street, lot #3 938 479, zone UV-6-I12**

**Type of request: Addition to an accessory building**

- WHEREAS** a request to enlarge an existing accessory building to a distance of 0.49 meters from the property line has been submitted;
- WHEREAS** this same extension proposes an accessory building with a surface area of 39.85 square meters, corresponding to a percentage of lot occupancy of 9.4%;
- WHEREAS** this same extension approaches the accessory building to a distance of 1.57 meters from the main building;
- WHEREAS** article 35, paragraph, of zoning by-law no. 596 stipulates that the minimum distance for an accessory building, without an opening, of less than 40 square meters is 0.9 meters from a lot line. Paragraph 2 of the same article stipulates that any accessory building must be at a distance of 3 meters from a main building;
- WHEREAS** Appendix VII of the same by-law stipulates that the maximum percentage of lot occupancy for an accessory building is 8%;
- WHEREAS** the existing accessory building is a shed that does not respect lot line distances and was installed without a building permit a dozen years ago;
- WHEREAS** said shed was initially installed with a 0.1-meter encroachment onto the neighbor's property, but the applicant specifies that he would have moved it in order to correct this encroachment;
- WHEREAS** the proposed addition consists of attaching a carport to the existing shed;
- WHEREAS** the carport, which was built without a permit, is presently detached from the shed and does not comply with the applicable regulations;
- WHEREAS** the small amount of vegetation on the lot does not allow for adequate stormwater management, given the building's large roof area on such a small lot;
- WHEREAS** the CCU considers that without the presence of the illegally installed shed, there would be space to install a carport in compliance with the by-law;
- WHEREAS** the CCU considers that the combination of the three required derogations makes the request a major one in terms of derogation;

**IT IS THEREFORE RESOLVED** THAT the CCU recommends that Council refuse this request for a minor derogation.

*It is*

*Suggested by* [REDACTED]

*Seconded by* [REDACTED]

*And majority of votes cast*

**REJECTED**

**6. PIIA APPLICATIONS**

NO ITEM

**7. VARIA**

**8. NEXT MEETING**

The next meeting date is February 17, 2025

**CCU-25-004**

**9. END OF MEETING**

*It is*

*Suggested by* [REDACTED]

*Seconded by* [REDACTED]

*And unanimously resolved by voice vote*

The meeting was adjourned at 7:35 p.m.

*ADOPTED*

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Lee Patterson  
Council

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Justin Sultana  
Secretary