

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



CANADA
PROVINCE OF QUEBEC
BROME MISSISQUOI MRC

TOWN OF BROME LAKE

Minutes of the regular meeting of the Town of Brome Lake Planning Committee held on Tuesday, June 17, 2025, at 7:00 p.m., at the Centre Lac-Brome, located at 270 Victoria Street, Lac-Brome.

Present: Ms. [REDACTED], member of the West-Brome/Iron Hill district, and [REDACTED], member of the East-Hill district, as well as [REDACTED], member of the Fulford/Bondville district, [REDACTED], member of the Knowlton/Lakeside district, and [REDACTED], member of the business community.

All members were present, constituting a quorum, with Councilor Lee Patterson presiding.

Also present were Secretary Camille Urli and Secretary Justin Sultana.

Absent: [REDACTED], member of the Knowlton/Victoria district, [REDACTED], member of the agricultural community, and [REDACTED], member of the Foster district.

1. OPENING OF THE MEETING

The meeting was called to order at 7:05 p.m.

CCU-25-051

2. ADOPTION OF THE AGENDA

*It is
Proposed by [REDACTED]
Seconded by [REDACTED]
And unanimously resolved by a vote of*

IT IS **RESOLVED THAT** the CCU adopt the agenda as presented.

ADOPTED

CCU-25-052

3. ADOPTION OF THE MINUTES

*It
Moved by [REDACTED]
Seconded by [REDACTED]
And unanimously resolved by a vote of*

IT IS **RESOLVED THAT** the CCU adopt the minutes of the meeting of May 20, 2025.

ADOPT

4. FOLLOW-UP ON LAST MEETINGS

The Director, Camille Urli, provided details on the two authorities (architectural guide and downtown development) that were mentioned last month.

The Chair informed the meeting that the Council had followed all of the CCU's recommendations regarding last month's agenda items.

5. SPAIP REQUESTS

CCU-25-053 5.1. 42-56, rue des Bouleaux, lot #6 422 147, zone UC-4-L13

Nature of the request: Construction of a residential building

WHEREAS an application for the construction of an 8-unit residential building has been submitted;

WHEREAS said application is subject to SPAIP-11 & SPAIP-12 of By-law 601 on SPAIPs;

WHEREAS all plans, documents and information required under the same by-law were submitted to the Planning and Environment Department along with the application;

WHEREAS the Planning and Environment Department forwarded the application to the members of the CCU within the prescribed time limit after finding it to be complete and compliant;

WHEREAS the materials, colors, and style are in harmony with the surrounding materials, colors, and styles;

WHEREAS the members are of the opinion that the landscaping at the front of the lot should be improved by adding more trees and shrubs;

THEREFORE, it is **RESOLVED THAT** the CCU recommend to the Council that it approve this SPAIP application, on condition that the landscaping proposal be improved along the front of the lot.

It is

Proposed by [REDACTED]

Seconded by [REDACTED]

And unanimously resolved by a vote of

ADOPT

CCU-25-054 5.2. 272 Bondville Road, Lot #4 266 744, Zone UC-4-L13

Nature of the request: Creation of a serviced lot

WHEREAS a subdivision application for the creation of a serviced lot connected to the water and sewer system has been filed;

WHEREAS all plans, documents and information required under By-law 601 on SPAIPs were submitted to the Planning and Environment Department along with the application;

WHEREAS the Planning and Environment Department forwarded the application to the members of the

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- CCU within the prescribed time limit after finding it to be complete and compliant;
- WHEREAS** the arguments prepared by an architect were forwarded to the members of the CCU;
- WHEREAS** the council had previously accepted a subdivision proposal under certain conditions, but the owner decided not to proceed with the subdivision as authorized;
- WHEREAS** the current proposal did not consider one of the conditions requested, namely the creation of a shared driveway for both lots in order to limit deforestation;
- WHEREAS** the currently proposed lot does not meet criterion 1 of SPAIP-8, namely a configuration and characteristics similar to those of neighbouring lots, which are mostly through lots between Bondville Street and the lake;
- WHEREAS** the proposed lot would encourage the development of a residence closer to the street, unlike the other neighbouring properties, where the main buildings are generally set back from the street by a significant margin;
- WHEREAS** the members of the CCU consider that the proposal is not suitable for the surrounding environment, since the lot is not adjacent to the lake;

CONSEQUENTLY, it is **RESOLVED THAT** the CCU recommend that the Council refuse this SPAIP request.

It is
Proposed by [REDACTED]
Seconded by [REDACTED]
And unanimously rejected by a vote of

REJECTED

CCU-25-055 5.3. 687 Lakeside Road, Lot #4 265 050, Zone UV-7-E15

Nature of the request: Expansion of the residence

- WHEREAS** an application for an extension to the main building has been submitted;
- WHEREAS** said application is subject to SPAIP-2 of By-law 601 on SPAIPs;
- WHEREAS** all plans, documents and information required under the same by-law were submitted to the Planning and Environment Department along with the application;
- WHEREAS** the Planning and Environment Department forwarded the application to the members of the

CCU within the prescribed time limit after finding it to be complete and compliant;

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

WHEREAS the work will not be entirely visible from the public road;

THEREFORE, it is **RESOLVED THAT** the CCU recommend that the Council approve this request.

It is

Moved by [REDACTED]

Seconded by [REDACTED]

And unanimously resolved by a vote of

ADOPT

6. MINOR EXEMPTION REQUESTS

CCU-25-056

6.1. 19 Gerald-Wright Street, Lot #4 265 571, Zone UV-11-H16

Nature of the request: Regularize all exemptions following new construction

WHEREAS an application to implement and regularize all of the following exemptions has been filed;

ITEM #1

WHEREAS there are four mechanical devices (three heat pumps and one generator) and three propane tanks, all located in the minimum front yard;

WHEREAS Section 31 of Zoning By-law No. 596 stipulates that mechanical devices and tanks may not be located in the minimum front yard of 6.0 meters for this zone;

WHEREAS one of the heat pumps was included in the construction plan submitted with the building permit application, but the other six items were not proposed;

WHEREAS the owner is proposing a screen of vegetation on the right side, aligned with the pool, as well as a cedar hedge parallel to Robert Street to reduce the visibility of the existing installations;

CONSEQUENTLY, it is **RESOLVED THAT** the CCU recommend to the Council that it grant the minor exemption request for item #1, on condition that the proposed vegetation be installed.

ITEM #2

WHEREAS the presence of a 11.7-meter-wide driveway;

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- WHEREAS** Section 47 of Zoning By-law No. 596 stipulates that the maximum width of a driveway is 6.0 meters;
- WHEREAS** there is a driveway located 2.2 meters from the intersection of two street lines;
- WHEREAS** Section 47 of Zoning By-law No. 596 stipulates that a driveway must be located at a minimum distance of 7.5 meters from the intersection of two street lines;
- WHEREAS** a driveway that complied with the regulations was proposed in the building permit application for the residence, but was not complied with;
- WHEREAS** several vehicles are constantly present at the owner's residence, justifying her need for additional space;
- WHEREAS** the members point out that the property is set back and in a low-traffic area;
- WHEREAS** the members consider that access to the property should be narrowed to comply with the 6 m requirement;

CONSEQUENTLY, it is **RESOLVED THAT** the CCU recommend to the Council that it approve the minor exemption request for item #2, on condition that access to the property be reduced to comply with the 6-meter requirement;

ITEM #3

- WHEREAS** there is an accessory building located at a minimum distance of 5.19 meters from the front line;
- WHEREAS** Section 31 of Zoning By-law No. 596 stipulates that accessory buildings are not permitted in the minimum front yard of 6.0 meters;
- WHEREAS** the presence of an accessory building located 2.3 meters from the main building;
- WHEREAS** Section 35 of Zoning By-law No. 596 stipulates that an accessory building must be located at a minimum distance of 3.0 meters from the main building;
- WHEREAS** a building permit has been issued to erect the said accessory building in accordance with applicable regulations;
- WHEREAS** it is specified that the 3-meter standard is intended to provide fire protection;
- WHEREAS** the CCU recommends obtaining the opinion of the Fire Department regarding this exemption;

CONSEQUENTLY, it is **RESOLVED THAT** the CCU recommend to the Council that it approve the minor exemption request for item #3, provided that the Fire Department's opinion is favorable;

It is

Proposed by [REDACTED]

Seconded by [REDACTED]

And unanimously resolved by a vote of

ADOPT

CCU-25-057

6.2. 222 Foster Road, Lot #4 265 125, Zone ID-25-D17

Nature of request: Main building on side lot

WHEREAS an application has been filed to locate a residential main building 1.78 meters from the lateral lot line;

WHEREAS Zoning By-law No. 596 stipulates that the required side setback is 4 meters;

WHEREAS the application specifically involves rebuilding a residence, following a fire, on the existing foundations since the acquired rights have been lost;

WHEREAS a door for an entrance to the basement has already been installed on the same side and that this entrance appears to be located very close to the side lot line;

WHEREAS the dimensions of the stairs leading to the basement door are not shown on the site plan certificate;

WHEREAS the CCU considers that access to the basement door should be parallel and contiguous to the residence;

WHEREAS the filing of a letter from the adjacent neighbour stating that he does not object to the minor exemption;

WHEREAS the CCU considers that the request is minor in terms of exemption;

WHEREAS the CCU considers that the request does not cause any loss of enjoyment to neighbouring properties;

THEREFORE, it is **RESOLVED THAT** the CCU recommend to Council that it approve the minor exemption request, on condition that access to the basement entrance be along the existing foundation.

It is

Proposed by [REDACTED]

Seconded by [REDACTED]

And unanimously resolved by a show of hands

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ADOPTED

7. VARIA

8. NEXT MEETING

The date of the next meeting is July 28, 2025.

CCU-25-058 9. MEETING ADJOURNED

It is
Proposed by [REDACTED]
Seconded by [REDACTED]
And unanimously resolved by a vote

The meeting is adjourned at 8:25 p.m.

ADOPTED

_____ Lee Patterson Councilor	_____ Justin Sultana Secretary
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