

**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 Lac-Brome Planning Committee held on Monday, July 28, 2025, at 7:00 p.m., at the Centre Lac-Brome, located at 270 Victoria Street, Lac-Brome.**

Present: [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, [REDACTED], member of the business community, and [REDACTED], member of the Foster district.

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

Also present: Secretary Camille Urli and Secretary Justin Sultana.

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

**1. OPENING OF THE MEETING**

The meeting was called to order at 7:02 p.m.

**CCU-25-059**

**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 with the addition of the following item:

- **7.1 Architectural Guide**

*ADOPTED*

**CCU-25-060**

**3. ADOPTION OF THE MINUTES**

*IT IS*

*Proposed 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 June 17, 2025.

*ADOPT*

**4. FOLLOW-UP ON LAST MEETINGS**

The Chair reported that the Council had followed all of the CCU's recommendations regarding last month's files, with the exception of

the minor exemption request on Gérald-Wright Street, which was denied for two of the three components presented.

## **5. SPAIP APPLICATIONS**

**CCU-25-061      5.1.      8 Lynch Street, Lot #4 266 560, URA-12-K15 zone**

**Nature of the request: Expansion-solarium**

**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 solarium in question is replacing a covered gallery located at the same location;

**WHEREAS**      the materials and colors are in harmony with the surrounding materials and colors;

**WHEREAS**      the work will not be entirely visible from the street;

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

*It is*

*Moved by* [REDACTED]

*Seconded by* [REDACTED]

*And unanimously resolved by a vote of*

*ADOPT*

**CCU-25-062      5.2.      8-2 Maple Street, lots #4 266 267-PC, 4 266 681 & 4 266 684-PC, zone URC-5-K15**

**Nature of the request: Construction of a balcony**

**WHEREAS**      a request to build a balcony 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;

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**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 balcony in question is replacing a balcony located in the same place, which is slightly larger in size;

**WHEREAS** the work will not be entirely visible from the street;

**WHEREAS** the materials, colours and style are in keeping with the surrounding materials, colours and styles;

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

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

*ADOPTED*

**CCU-25-063      5.3.      17 Davignon Street, Lot #4 266 423, URA-15-K15 Zone**

**Nature of the request: Expansion of the main building**

**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 SPAIP s;

**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 work is mainly intended to enlarge the residence on the left side and add a second floor;

**WHEREAS** the materials and colours are in harmony with the surrounding materials and colours;

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

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

*ADOPT*

**CCU-25-064      5.4.      65 Davis Road, Lot #3 938 756, Zone UMV-4-C11**

**Nature of the request: Renovations to the residence**

- WHEREAS**      a request to replace the foundations has been submitted;
- WHEREAS**      said application is subject to SPAIP-2 of By-law 601 on SPAIP s;
- 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 work is specifically intended to raise the residence in order to place it on new foundations;
- WHEREAS**      the proposed work also includes the addition of windows to the basement and the compliance of the accesses and the gallery at the front of the residence;
- WHEREAS**      the materials and colours are in harmony with the surrounding materials and colours;

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

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

*ADOPTED*

**CCU-25-065      5.5.      171 Lakeside Road, Lot #4 266 370, URA-17-K15 Zone**

**Nature of the request: Construction of an accessory building - garage**

- WHEREAS**      an application for the construction of a detached accessory building of the garage type 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;

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- 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 work will not be entirely visible from the street;
- WHEREAS** the materials, colors, and style are in harmony with the surrounding materials, colors, and styles;

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

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

*ADOPT*

**CCU-25-066      5.6.      1076 Knowlton Road, Lot #3 938 069, Zone UMV-3-H12**

**Nature of request: Sign replacement**

- WHEREAS** a request has been submitted to replace a sign on a pole attached to a mini-warehouse;
- WHEREAS** said application is subject to SPAIP-5 of By-law 601 on SPAIPs;
- WHEREAS** all plans, documents and information required under this by-law were submitted to the Planning and Environment Department 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 are in harmony with the surrounding materials and colors;

**CONSEQUENTLY**, it is **RESOLVED THAT** the CCU recommend that the Council approve this SPAIP application.

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

*ADOPT*

**CCU-25-067      5.7.      Bondville Road, Lot #3 938 721, Zone UC-1-M2**

**Nature of the request: Integrated project**

- WHEREAS** an integrated project application has been submitted;

**WHEREAS** said application is subject to SPAIP-10 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 application relates to an integrated project already authorized by the council in April 2025;

**WHEREAS** the desired amendment is the addition of a foundation to allow for a basement in all four (4) buildings;

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

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

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

*ADOPT*

**CCU-25-068      5.8.      39 Victoria Street, Lot #4 266 209, Zone UCV-1-K15**

**Nature of the request: Installation of a sign**

**WHEREAS** an application has been filed for the installation of a perpendicular sign related to the use of a stationery store;

**WHEREAS** said application is subject to SPAIP-5 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;

**WHEREAS** the members mention that the yellow is bright and there are questions about this color in relation to the architecture of the building concerned;

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- WHEREAS** the members discuss the proposed metal material and whether wood would be more appropriate, such as that used in the 2016 Barnes design submitted in support;
- WHEREAS** the proposed location is also discussed in terms of whether the sign would be more appropriate on the elevation facing Maple Street;

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

A vote was taken 4 - 3 in favor of the request.

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

*ADOPTED*

**6. MINOR EXEMPTION REQUESTS**

**CCU-25-069      6.1.      39 Victoria Street, Lot #4 266 209, Zone UCV-1-K15**

**Nature of the request: Location of a sign**

- WHEREAS** an application has been filed to install a perpendicular sign aligned with the first-floor windows;
- WHEREAS** the applicable regulations stipulate that a perpendicular sign must be installed below the first-floor windows;
- WHEREAS** the members mention that the yellow is bright and there are questions about this color in relation to the architecture of the building concerned;
- WHEREAS** the members discuss the proposed metal material and whether wood would be more appropriate, such as that used by Barnes in 2016, which was submitted in support;
- WHEREAS** the proposed location is also discussed, with questions raised as to whether the sign would be more appropriate on the elevation facing Maple Street.
- WHEREAS** the CCU considers that the request does not cause any loss of enjoyment to neighbouring properties;

**CONSEQUENTLY**, it is **RESOLVED THAT** the CCU recommend to Council that the minor exemption request be approved.

A vote was called 4 - 3 in favor of the request

*It is*  
*Proposed by* [REDACTED]

Seconded by [REDACTED]  
And by a majority of votes cast

ADOPTED

CCU-25-070      6.2.      12 Benoit Street, Lot #4 266 399, URA-15-K15 Zone

**Nature of the request: Regularization of the location of two mechanical devices**

**WHEREAS**      a request to regularize the location of two mechanical devices (a heat pump and a generator) located in the front yard has been submitted;

**WHEREAS**      the applicable by-law stipulates that mechanical devices may not be located in the front yard of a property;

**WHEREAS**      an exterior enclosure and several trees are already in place to conceal the visual appearance of the devices;

**WHEREAS**      the location of the heat pump does not cause any loss of enjoyment to neighbouring properties;

**CONSEQUENTLY**, it is **RESOLVED THAT** the CCU recommend to Council that the minor exemption request be approved.

*It is  
Moved by [REDACTED]  
Seconded by [REDACTED]  
And unanimously resolved by a show of hands*

ADOPTED

## 7.      VARIA

### 7.1.      Architectural guide

The director, Camille Urli, provides an overview of the document prepared in connection with the architectural guide. Members seem to be in favor of moving forward and with the information presented.

## 8.      NEXT MEETING

The date of the next meeting is August 18, 2025.

CCU-25-071      9.      MEETING ADJOURNED

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

The meeting is adjourned at 8:15 p.m.

ADOPTED

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Lee Patterson  
Council

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Justin Sultana  
Secretary