

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



**CANADA
PROVINCE OF QUEBEC
BROME MISSISQUOI RCM**

TOWN OF BROME LAKE

**Minutes of the regular meeting of the Town of Brome Lake
Planning Advisory Committee (PAC) held on Monday, August 25,
2025, at 6:00 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]
[REDACTED], member of the Fulford/Bondville district, [REDACTED]
[REDACTED], member of the Knowlton/Victoria district, [REDACTED]
[REDACTED], member of the agricultural community, and [REDACTED]
[REDACTED], member of the business community.

All formed a quorum under the chairmanship of Councilor Lee
Patterson.

Also present: Secretary Camille Urli and Secretary Justin Sultana.

Absent: [REDACTED], member of the Knowlton/Lakeside district, and
[REDACTED], member of the Foster district.

1. OPENING OF THE MEETING

The meeting was called to order at 6:02 p.m.

CCU-25-072 2. ADOPTION OF THE AGENDA

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

BE IT RESOLVED THAT the CCU adopt the agenda with the removal
of the item:

5.6 250 Knowlton Road, lot #4 266 301, zone UCV-5-K15

ADOPTED

CCU-25-073 3. ADOPTION OF THE MINUTES

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

BE IT RESOLVED THAT the CCU adopt the minutes of the July 28,
2025 meeting.

ADOPTED

4. FOLLOW-UP ON RECENT MEETINGS

5. PIIA REQUESTS

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CCU-25-074 5.1. 130-142 Lakeside Road, Lot #6 285 347, Zone UP-4-K15

Nature of the request: Expansion of a museum pavilion

WHEREAS a presentation for the expansion of a museum pavilion has been submitted;

WHEREAS said request is subject to PIIA-1 of Bylaw 601 on PIIAs and was to be presented to the Planning Advisory Committee under Bylaw 211;

WHEREAS the plans, documents, and information required under this same bylaw were submitted to the Urban Planning Department along with the proposal;

WHEREAS the Planning and Environment Department forwarded the information to the members of the Planning Advisory Committee within the prescribed time frame after verifying that it was complete;

WHEREAS Mr. Denis Piquette from the Museum and Mr. Éric Gauthier, architect, are present to present the concept;

WHEREAS the members are in favor of the project as a whole;

CONSEQUENTLY, it is **RESOLVED THAT** the CCU recommend that the Council approve the PIIA project.

(Member [REDACTED] is not participating in the deliberations due to a conflict of interest)

It is

Proposed by [REDACTED]

Seconded by [REDACTED]

And unanimously resolved by vote

ADOPTED

CCU-25-075 5.2. 2, Beach Hill, lot #3 938 721, zone UMV-3-H12

Nature of the request: Construction of a residential building

WHEREAS an application has been submitted to construct a 4-unit apartment building;

WHEREAS said application is subject to PIIA-11 of Bylaw 601 on PIIAs;

WHEREAS all plans, documents, and information required under the same bylaw were submitted to the Urban 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 frame after finding it to be complete and compliant;

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- WHEREAS** the style of the proposed construction is consistent with the style of the four other buildings authorized as part of the integrated project on neighboring lots;
- WHEREAS** the proposed construction differs from others already authorized by the presence of a garden level on the elevation adjacent to Bondville Street;
- WHEREAS** the members of the CCU consider that the 3-meter setback between the new building and those in the integrated project is favorable;
- 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 PIIA application.

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

ADOPTED

CCU-25-076 5.3. 16 Frank-Santerre Road, lot #6 319 543, zone UC-2-N3

Nature of the request: Construction of a residence

- WHEREAS** an application for the construction of a main residential building has been submitted;
- WHEREAS** said application is subject to PIIA-2 of Bylaw 601 on PIIAs;
- WHEREAS** all plans, documents, and information required under the same bylaw were submitted to the Urban 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 that it was complete and compliant;
- 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 PIIA application.

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

ADOPTED

CCU-25-077 5.4. 45 Lakeside Road, Lot #4 266 243, Zone UCV-5-K15

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Nature of request: Accessory buildings

- WHEREAS** an application has been submitted for the construction of two (2) accessory buildings, commercial shed type;
- WHEREAS** said application is subject to PIIA-3 of Bylaw 601 on PIIAs;
- WHEREAS** all plans, documents, and information required under the same bylaw were submitted to the Urban 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 will not be visible from the road;
- 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 PIIA application.

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

ADOPTED

CCU-25-078 5.5. 109 Lakeside Road, Lot #4 266 228, Zone UCV-4-K15

Nature of the request: Sign

- WHEREAS** an application has been submitted to install a pole-mounted sign related to community radio use;
- WHEREAS** said request is subject to PIIA-5 of Regulation 601 on PIIAs;
- WHEREAS** all plans, documents, and information required under this same bylaw were submitted to the Urban 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;

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

It is

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

ADOPTED

CCU-25-079 5.6. 273 Knowlton Road, lot #4 265 929, zone UCV-6-L15

Nature of request: Sign

- WHEREAS** an application has been submitted to install a pole sign related to cosmetic medicine;
- WHEREAS** the said request is subject to PIIA-5 of Regulation 601 on PIIAs;
- WHEREAS** all plans, documents, and information required under this same bylaw were submitted to the Urban 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;

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

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

ADOPTED

6. MINOR EXEMPTION REQUESTS

CCU-25-080 6.1. 2 Panorama Street, lot #6 259 459, zones UMV-2-D16 & RBE-1-E16

Nature of request: Choice of exterior cladding

- WHEREAS** an application has been filed to authorize the use of black composite aluminum siding for the construction of a residence;
- WHEREAS** this request proposes, by the same token, to have only 62% of the exterior cladding made of wood;
- WHEREAS** the PPCMOI adopted by Resolution 2018-02-65 prohibits exterior cladding made of composite aluminum panels and requires a minimum of 75% wood cladding;
- WHEREAS** a building permit for a new residence has already been issued, authorizing compliant exterior cladding;

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WHEREAS the CCU considers that the applicable regulations do not cause serious prejudice to the applicant;

WHEREAS it is considered that acceptance would set a precedent for future construction in the PPCMOI sector;

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

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

REJECTED

CCU-25-081 6.2. Foster Road, Lot #4 265 109, Zone UMV-2-D16

Nature of the request: Subdivision

WHEREAS an application has been filed to proceed with a cadastral operation to subdivide the existing lot 4 265 109;

WHEREAS the lot has an area of 2,645.5 square meters and a depth of 38.10 meters;

WHEREAS the appendix to subdivision by-law 597 requires a minimum area of 3,000 square meters and a depth of 50 meters for this zone, UMV-2-D16;

WHEREAS the lot in question is larger than several neighboring lots;

WHEREAS the CCU considers that the application does not cause any loss of enjoyment to neighboring properties and that refusal would be a significant prejudice to the owner;

CONSEQUENTLY, it is **RESOLVED THAT** the CCU recommend that the Council approve this minor exemption request;

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

ADOPTED

7. MISCELLANEOUS

8. NEXT MEETING

The date of the next meeting is September 15, 2025, at 6:00 p.m.

CCU-25-082 9. ADJOURNMENT

It is

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

The meeting is adjourned at 7:32 p.m.

ADOPTED

Lee Patterson
Councilor

Justin Sultana
Secretary