



CANADA
PROVINCE OF QUEBEC
BROME MISSISQUOI REGIONAL COUNTY MUNICIPALITY

TOWN OF LAC-BROME

Minutes of the regular meeting of the Town of Brome Lake Planning Advisory Committee (PAC) held on Monday, October 27, 2025, at 6:00 p.m., at the Centre Lac-Brome, located at 270 Victoria Street, Brome Lake.

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 agricultural community, and [REDACTED], member of the Foster district.

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/Victoria district, and [REDACTED], member of the business community.

1. OPENING OF THE MEETING

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

CCU-25-098 2. ADOPTION OF THE AGENDA

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

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

ADOPTED

CCU-25-099 3. ADOPTION OF THE MINUTES

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

BE IT **RESOLVED THAT** the CCU adopt the minutes of the meeting of September 22, 2025.

ADOPTED

4. FOLLOW-UP ON RECENT MEETINGS

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

5. SPAIP REQUESTS

CCU-25-100

5.1. 20 Frank-Santerre Road, lot #6 366 759, zone UC-2-N3
& UC-1-M2

Nature of the request: Expansion of accessory building (garage)

WHEREAS an application has been submitted to expand the existing garage by adding a lean-to;

WHEREAS said request is subject to SPAIP-2 of By-law 601 on SPAIPs;

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

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 Council approve this SPAIP application.

It is

Proposed by

Seconded by

And unanimously resolved by vote

ADOPTED

CCU-25-101

5.2. 21 to 31 Lakeside Road, lots #4 266 259 & #4 763 910,
zone UCV-5-K15

Nature of the request: Exterior alterations to commercial building

WHEREAS an application for modification to the exterior cladding has been submitted;

WHEREAS said request is subject to SPAIP-2 of By-law 601 on SPAIPs;

WHEREAS the proposal follows on from the one submitted the previous month, in which the CCU members were not in favor of the proposed changes to the colors of the exterior cladding (too bright/contrasting);

WHEREAS the current proposal submits a single palette for all elevations—the color "navy blue" (replacing Maibec on the facade)—while retaining white window frames;

WHEREAS all plans, documents, and information required under this same by-law were submitted to the

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

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 specified time frame 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
Council approve this SPAIP application.

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

ADOPTED

CCU-25-102 5.3. 1083 Knowlton Road, lot #3 939 851, zone UC-1-M2

Nature of the request: Exterior alterations to the residence

WHEREAS an application has been submitted to replace
windows, exterior siding, and a door;

WHEREAS said request 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;

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

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

ADOPTED

6. MINOR EXEMPTION REQUESTS

CCU-25-103 6.1. 667 Bondville Road, lot #6 319 506, zone RB-7-E15

Nature of request: Additional driveway

WHEREAS an application has been filed to authorize the opening of a third driveway for existing commercial use;

WHEREAS paragraph a of section 3 of article 47 of zoning by-law no. 596 stipulates that a maximum of two driveways are authorized;

WHEREAS the need for this third driveway stems from a fire safety requirement of the National Building Code, due to the size of the building in relation to its proximity to the roadway;

WHEREAS the members of the CCU consider that this proposed driveway does not cause any loss of enjoyment to neighbouring properties and that the regulations are prejudicial to the owners;

CONSEQUENTLY, it is **RESOLVED THAT** the CCU recommend that Council approve the minor exemption request for an additional driveway.

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

ADOPTED

7. MISCELLANEOUS

8. NEXT MEETING

A date for the next meeting will be set following the elections.

CCU-25-104

9. ADJOURNMENT

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

The meeting is adjourned at 6:17 p.m.

ADOPTED

Lee Patterson
Councillor

Justin Sultana
Secretary