



CANADA
PROVINCE OF QUEBEC
BROME MISSISQUOI REGIONAL COUNTY MUNICIPALITY

TOWN OF BROME LAKE

Minutes of the regular meeting of the Town of Brome Lake Planning Advisory Committee (PAC) held on Tuesday, November 18, 2025, at 6:00 p.m., at the Centre Lac-Brome, located at 270 Victoria Street, Brome Lake.

Present: Ms. Lyla Wilson, member of the West-Brome/Iron Hill district, and Ms. Karine Try, member of the East-Hill district, as well as Mr. Alexandre Sarrazin, member of the Fulford/Bondville district, Mr. Jan Franssen, member of the Knowlton/Victoria district, Mr. Daniel Aucoin, member of the Knowlton/Lakeside district, and Mr. Matthew Greer, member of the Foster district.

All forming a quorum under the chairmanship of Councilor Claude Rajotte.

Also present: Director of Urban Planning Department, Ms Camille Urli, Secretary, Mr. Justin Sultana and Mr. Patrick Ouvrard, Councillor.

Absent: Mr. Kevin Barnes, member of the business community

1. OPENING OF THE MEETING

The meeting was called to order at 6:04 p.m.

The new chair, Claude Rajotte, proposed a round table discussion. The members briefly introduced themselves.

CCU-25-105

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 with the addition of the following items to item 7. MISCELLANEOUS:

- 7.1 Training;
- 7.2 5 to 7;
- 7.3 Vacant seat;
- 7.4 Architectural guide

ADOPTED

CCU-25-106

3. ADOPTION OF MINUTES

It is

Proposed by [REDACTED]

Seconded by [REDACTED]

And unanimously resolved by vote

It is **RESOLVED THAT** the CCU adopt the minutes of the October 27, 2025 meeting.

ADOPTED

4. FOLLOW-UP ON RECENT MEETINGS

The Director of Services reports that the Council followed all of the CCU's recommendations regarding last month's files, with the exception of the minor exemption request for a third driveway at the Jolivent Hotel. The Council decided to postpone this request in order to reassess the project's social acceptability.

5. MINOR EXEMPTION REQUESTS

6. SPAIP REQUESTS

CCU-25-107 6.1. 122 Victoria Street, lot #4 266 455, zone URA-20-K15

Nature of the request: Residence expansion

- WHEREAS** an application for the expansion and conversion of the residence has been submitted;
- WHEREAS** the proposed extension follows partial demolition at the rear of the property, with a view to rebuilding on the same site;
- WHEREAS** the specific work includes the complete replacement of windows (of the same style and dimensions), the repair of identical exterior cladding where required, sandblasting of chimneys to restore them to their original condition, and the addition of an extension with a balcony at the rear (at ground level);
- WHEREAS** the work also includes replacing the railings on the front porch and adding a covered portico on the left side;
- WHEREAS** the said application is subject to SPAIP-2 of By-law 601 on SPAIPs;
- WHEREAS** the building is listed as having superior heritage value;
- WHEREAS** all plans, documents, and information required under this by-law have been 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 specified time frame, after finding it to be complete and compliant;
- WHEREAS** as a whole, the architectural design proposed for the expansion, consisting of one distinct section and another section that echoes the architectural style of the heritage building, enhances the original building;
- WHEREAS** the members consider that the addition of the portico on the left side does not harmonize with the architectural style of the residence,

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particularly with regard to the flat roof, the color of the exterior cladding, the vertical orientation of the materials, and the columns supporting the structure;

WHEREAS the members recommend that checks be carried out to confirm whether the existing curved railings are original and, if so, whether they can be restored;

CONSEQUENTLY, it is **RESOLVED THAT** the CCU recommend that council deny this SPAIP application so that the proposal for the entrance on the left side can be reworked, as well as the railings.

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

REJECTED

7. MISCELLANEOUS

7.1. Training

Considering that a large number of members have not completed the mandatory training, it is proposed that this training be provided to the entire group.

7.2. 5 to 7

It is proposed that the 5 to 7 take place at the beginning of the year, which is generally a quieter period.

7.3. Vacant seat

The posting is currently to fill the vacant position in the agricultural community.

The length of authorities is briefly discussed in relation to member availability. It is also mentioned that the CCU's by-law would need to be amended to reflect the current situation.

7.4. Architectural guide

The public consultation, aimed at informing the public, will take place on Thursday, December 4. Members are invited to attend.

8. NEXT MEETING

The date of the next meeting will be confirmed shortly.

CCU-25-108

9. CLOSING OF THE MEETING

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

The meeting is adjourned at 7:11 p.m.

ADOPTED

Claude Rajotte
Councilor

Justin Sultana
Secretary