

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



**CANADA
PROVINCE OF QUEBEC
MRC BROME MISSISQUOI**

TOWN OF BROME LAKE

Minutes of the regular meeting of the Brome Lake Town Planning Advisory Committee (PAC) held on Monday, February 16, 2026, at 6:00 p.m., at the Centre Lac-Brome, located at 270 Victoria Street, Brome Lake.

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

All formed 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 Ouvrad, Councillor.

Absent: [REDACTED], member of the Knowlton/Victoria district

1. OPENING OF THE MEETING

The meeting was called to order at 6:05 p.m.

CCU-26-001

2. ADOPTION OF THE AGENDA

It is **RESOLVED THAT** the CCU adopt the agenda with the following addition to MISCELLANEOUS:

7.1 Committee composition and authority to the CCU

It is

Proposed by [REDACTED]

Seconded by [REDACTED]

And unanimously resolved by vote

ADOPTED

CCU-26-002

3. ADOPTION OF THE MINUTES

It is **RESOLVED THAT** the CCU adopt the minutes of the meeting of December 15, 2025.

It is

Proposed by [REDACTED]

Seconded by [REDACTED]

And unanimously resolved by vote

ADOPTED

4. PRESENTATION OF REGULATORY AMENDMENTS (596-20)

Director Camille Urli presented the content of draft by-law 596-20. The members reviewed it and made some comments. In particular, it was discussed whether it would be preferable, , to increase the height of a garden level from 2.5 m to 3 m to allow for garden levels of 8 to 9 feet and thus ensure that roofs remain sloped and do not become flat roofs.

5. SPAIP REQUESTS

CCU-26-003	5.1. 765 Lakeside Road, lots #4 264 690 & #5 629 333, zones AFB-3-B15, UC-3-C15 & AF-18-B14
Nature of the request: Construction of a commercial building	
WHEREAS	an application for the construction of a main commercial building has been submitted;
WHEREAS	said application is subject to SPAIP-3 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 limits after finding it to be complete and compliant;
WHEREAS	the application is evaluated according to the criteria of SPAIP-3:
<u>Criterion 1:</u>	
• The members consider that the volume of the facade is massive and imposing in comparison with the other buildings in the vicinity; • The contribution of vegetation should be reworked, and the distance of the proposed building from the road should be considered as a strategy to reduce the imposing nature of the volume;	
<u>Criterion 7:</u>	
• Members emphasize that it would be desirable to have a wider and denser strip of landscaping along the side accesses and parking areas.	
The other criteria of SPAIP-3 are deemed to be met or not applicable.	
WHEREAS	the members appreciate the architectural design of the project;
WHEREAS	the CCU recommends that perspective views from Lakeside Road showing the context adjacent to the site be produced to help understand the project;
WHEREAS	the CCU recommends that the landscaping plan be reviewed and improved;
CONSEQUENTLY, it is RESOLVED THAT the CCU recommend that the Council deny this SPAIP application in order to revise the project	

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based on comments regarding criteria 1 and 7 and to obtain more information on the visual impact from the street.

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

REJECTED

CCU-26-004 5.2. 78 Lakeside Road, Lot 4 266 336, Zone UCV-4-K15

Nature of the request: Installation of a sign

- WHEREAS** an application to modify a pole sign has been submitted;
- WHEREAS** said request 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 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 members evaluated the application and found that it meets the criteria of SPAIP-5;

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

7. MISCELLANEOUS

7.1. Committee composition and authority at the CCU

-The chair, Claude Rajotte, explains that 10 candidates have expressed interest in the vacant position as a member of the CCU. It is therefore proposed that the by-laws establishing the CCU could provide for two alternate positions. It is also mentioned that two-year authorities, renewable twice, would be considered.

-Director Camille Urli goes around the table to find out how many members will be attending next Thursday's networking meeting.

-Director Camille Urli asked whether Outlook invitations would be a better way to obtain confirmation of member attendance at meetings going forward. All members were in favor of this proposal.

-Director Camille Urli asked members if they would be interested in participating in the mandate on the vision for the village core of Knowlton. Meetings on this topic would be proposed shortly.

-The president, Claude Rajotte, thanks the members for their collaboration in improving the methods used to analyze projects in relation to the SPAIP criteria.

8. NEXT MEETING

The date of the next meeting is March 16, 2026.

CCU-26-005

9. ADJOURNMENT

The meeting was adjourned at 7:52 p.m.

It is

Proposed by

Seconded by

And unanimously resolved by vote

ADOPTED

Claude Rajotte
Councilor

Justin Sultana
Secretary