



CANADA
PROVINCE OF QUEBEC
BROME MISSISQUOI REGIONAL COUNCIL

TOWN OF BROME LAKE

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

Present: [REDACTED], member representing the West-Brome/Iron Hill district; [REDACTED], member representing the East-Hill district; [REDACTED], member representing the Knowlton/Victoria district; [REDACTED], member representing the Knowlton/Lakeside district; [REDACTED], a member of the farming community; [REDACTED], a member of the business community; [REDACTED], a member of the Foster district; and [REDACTED], a member of the Fulford/Bondville district.

All were present to form a quorum, with Councilor Claude Rajotte presiding.

Also present: the secretary, Ms. Camille Urli and Mr. Patrick Ouvrard, Councilor.

1. OPENING OF THE MEETING

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

CCU-26-006

2. ADOPTION OF THE AGENDA

It is

Proposed by [REDACTED]

Seconded by [REDACTED]

And unanimously resolved by a show of hands

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

ADOPTED

CCU-26-007

3. APPROVAL OF THE MINUTES

It is

Proposed by [REDACTED]

Seconded by [REDACTED]

And unanimously resolved by a show of hands

It is **RESOLVED THAT** the CCU adopt the minutes of the meeting held on February 16, 2026.

APPROVED

4. FOLLOW-UP ON RECENT MEETINGS

The Chair, Claude Rajotte, reported on the decisions made by the Council and provided an update on Draft By-law 596-20. A member of the CCU reiterated his concerns regarding the removal of the provision allowing for a 2-meter increase in the height of a structure with a garden-level ground floor in the backyard. He believes that this change

could have the effect of favoring flat-roofed structures and causing harm to owners of sloped lots, as topography is no longer considered in the applicable definition.

5. SPAIP APPLICATIONS

CCU-26-008 5.1. 9 Frank-Santerre Road, Lot #6 129 412, Zone UC-2-N3

Nature of the request: Construction of an accessory building

- WHEREAS** an application for the construction of a residential carport has been filed;
- 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 Urban Planning and Environment Department along with the application;
- WHEREAS** the Urban Planning and Environment Department forwarded the application to the members of the CCU within the prescribed time limits after verifying that it was complete and in compliance;
- WHEREAS** the members evaluated the application and found it to be in compliance with the SPAIP criteria;

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

*It is
Proposed by [redacted]
Seconded by [redacted]
And unanimously resolved by a show of hands*

ADOPTED

CCU-26-009 5.2. 753 Lakeside Rd., Lot #6 643 103, Zones UC-3-C15 & AFB-4-D15

Nature of the request: Construction of a commercial building—revised

- WHEREAS** an application for the construction of a primary commercial building—revised—has been filed;
- WHEREAS** the proposed revision concerned only the addition of 4 windows and the modification of 2 window styles;
- WHEREAS** the aforementioned application is subject to SPAIP-3 of By-law 601 on SPAIPs;
- WHEREAS** the CCU approved the application to construct a commercial building at its meeting on September 22, 2025, as set forth in Resolution CCU-25-091;

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

WHEREAS all plans, documents, and information required under the same by-law were submitted to the Department of Urban Planning and Enviro long with the application;

WHEREAS the Urban Planning and Environmenpartment forwarded the application to the members of the CCU within the prescribed time limits after verifying that it was complete and compliant;

WHEREAS the members evaluated the application and found it to be in compliance with the SPAIP-3 criteria;

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

It is

Proposed by [REDACTED]

Seconded by [REDACTED]

And unanimously resolved by a show of hands

ADOPTED

6. MINOR EXEMPTION REQUESTS

7. MISCELLANEOUS

Camille Urli, Director of the Urban Planning Department, presented the Planning and Development Vision for the Knowlton Village Core to the members.

8. NEXT MEETING

The next meeting is scheduled for April 20, 2026.

CCU-26-010

9. ADJOURNMENT

It is

Proposed by [REDACTED]

Seconded by [REDACTED]

And unanimously resolved by a show of hands

The meeting is adjourned at 7:30 p.m.

ADOPTED

Claude Rajotte
Councilor

Camille Urli
Secretary