

CANADA
PROVINCE OF QUEBEC
TOWN OF BROME LAKE

August 3, 2026

Minutes of the regular meeting of the Town Council of Brome Lake held on Monday, August 3, 2026, at 7:00 p.m., at the Centre Lac-Brome, located at 270 Victoria Street, Brome Lake.

Present: Councilors Claude Rajotte, Steven Beerwort, Pierre Laplante, and Patrick Ouvrard.

All present constituted a quorum under the chairmanship of Mayor Lee Patterson.

Also present: Assistant director general, Robert Daniel, and Town Clerk, Owen Falquero.

Absent: Ms. Lisa Payne and Mr. Robert Laflamme

27 people attended the meeting.

1. OPENING OF THE MEETING

1.1. Opening of the Meeting – General Information

Upon verification of a quorum, the mayor declared the meeting open at 7:01 p.m.

Mayor Lee Patterson made the following remarks:

Une étape importante de la mise à jour des outils urbanistiques aura lieu ce soir: nous allons octroyer le contrat pour l’accompagnement dans la révision du plan d’urbanisme et de nos règlements. Un comité a examiné les propositions des quatre soumissionnaires et nous passons maintenant à la prochaine étape. Aussi, une rencontre aura lieu le 19 août prochain à 19 h au Centre Lac-Brome dans le cadre d’un PPCMOI sur le chemin Lakeside. Le CCU et l’administration travaillent depuis plusieurs mois avec le propriétaire des lieux afin de minimiser l’impact sur la bande riveraine et de conserver un bâtiment d’une taille comparable à celle des maisons voisines.

An important step in the update of our planning tools will take place this evening: we will award the contract for support in the review of the master plan and our by-laws. A committee has reviewed the proposals submitted by the four bidders, and we are now moving on to the next step.
In addition, a meeting will be held on August 19 at 7:00 p.m. at the Centre Lac-Brome as part of a site-specific planning by-law (PPCMOI) for Lakeside Road. The CCU and the administration have been working for several months with the property owner in order to minimize the impact on the riparian buffer zone and to maintain a building size comparable to that of the nearby homes.

2026-08-229

1.2. Adoption/Amendments to the Agenda

*It is
Proposed by Patrick Ouvrard
Seconded by Steven Beerwort*

And unanimously resolved by a show of hands

THAT the agenda be adopted as written.

ADOPTED

2026-08-230

1.3. Approval of the Minutes of the Meeting of July 6, 2026

The mayor and elected officials have received a copy of the minutes of the regular meeting held on July 6, 2026;

It is

Proposed by Pierre Laplante

Seconded by Claude Rajotte

And unanimously resolved by a show of hands

THAT the Council approves the minutes of the regular meeting held on July 6, 2026;

ADOPTED

2. FIRST QUESTION PERIOD

Councilor Patrick Ouvrard commented on the Council's decision at the July 7, 2026, meeting to reconstitute the Boating Safety Committee. Mr. Ouvrard was absent from that meeting. He would have voted against this resolution, as he believed that the previous committee, which had more members, functioned well.

This question period was recorded via live audio during the council session and is available at <https://lacbrome.ca/vie-municipale/seances-du-conseil/>

WRITTEN QUESTIONS READ DURING THE SESSION

The Mayor responds to the questions submitted in writing.

The speakers are:

LARRY INGOLD

(00:41)

1. The dangers facing TBL residents: more and more bicycles in town—especially on weekends—invading our town by the hundreds with no respect whatsoever for traffic signs. There was an SQ car at the corner of Victoria and Knowlton Road; it was parked at the Camlen factory. I politely approached the officer sitting in his car and asked him why he wasn't stopping these people who were breaking the law. He told me they didn't have the manpower to take action. 2.7 million of our tax dollars, yet not enough to hire police.

(01:28)

2. On Sunday of that second week, I noticed people parking at Coderre, setting up chairs and having picnics, and using the walking path to get to Douglas Beach for free—out-of-towners and locals alike, using the parking spaces and facilities as they pleased (FREE OF CHARGE). The bicycle situation is the same on Bondville Street; in many cases, they're taking up car spaces and not moving over

to a single line. My question is: What is TBL going to do about this situation, and when?

FRANÇOISE STANTON

(02:05)

3. When does the Town plan to have the crosswalk in front of the Uniprix pharmacy in downtown Knowlton repainted yellow? It has been almost completely worn away for some time now, and cars are no longer yielding to pedestrians, especially visitors. Pedestrians therefore have to remember to press the button to make the warning light flash, but many forget to do so or don't see it. This crosswalk seems like a priority to me. A lot of traffic passes through this area, and pedestrians are no longer safe when they want to cross.

ORAL QUESTIONS DURING THE SESSION

The speakers are:

RON GLOWE

(02:39)

4. He thanked the Town for the work on Pointe-Fisher Street, reminded everyone that the Men's Shed is organizing an annual BBQ for residents on August 23 at the public market, and recommended that all cyclists use a bell to signal their presence on the trails;

JEAN-LOUP BEAULNE-MORIN

(05:04)

5. He asks whether the dark green signs with black text installed along the streets were put up by the Town, as he finds them very difficult to read.

DIANE NORWOOD

(05:49)

6. She emphasizes that cyclists, too, deserve greater respect on the trail and that pedestrians should be more mindful of cyclists;

RHONDA PRICE

(08:02)

7. She suggests that the Town organize an event and distribute bells to cyclists to encourage them to signal their presence on the trails;

VINCENT ROUTHIER

(08:35)

8. He thanks the Town for the progress made on Fulford Road and would like to discuss measures to reduce speed once the road is completed. He asks the Town for an update on the timelines;

(11:38)

9. He would like to know where the Town stands in the process related to the protection and oversight of improvements to heritage buildings;

CINDY MOYNAN

(1:11 p.m.)

10. She would like to know if it would be possible to add stop signs at the intersection of St. Jude and Tibbits Hill, due to several near-collisions.

BENOIT BOURGON

(14:45)

11. He comments on how difficult it is to hear the elected officials' responses in the YouTube recordings and requests an improvement in sound quality;

(15:13)

12. Regarding a CCU resolution dated June 15, 2026, he seeks clarification on a SCAOPI request at 637 Knowlton Road, specifically why the request was not deferred given that only 4 of the 8 citizen members of the CCU were present at the meeting. He asks whether the Council will request that Mr. Rajotte recuse himself from the CCE's deliberations, since he has already participated in the CCU's deliberations and recommendation;

(5:24 p.m.)

13. He wants to know the amount of the grant awarded to 39 Victoria Street by resolution during the July 6, 2026, Council meeting, as well as whether this address has received any other grants in recent years;

PAUL LAPENSÉE

(18:43)

14. He shares a very positive comment received from an evaluator with the organization Les Fleurons, which assesses Towns for their landscaping and floral displays;

(7:44 p.m.)

15. He asks whether the company doing the work on Fulford Road is the same one that did the work on Baie-Rock Island Road;

BENOIT BOURGON

(20:50)

16. Regarding question 13, he would like to know if there is any business, family, or other connection between Ms. Arsenault, Mr. Gauthier (Leporello), and former councilmember Louise Morin;

(21:23)

17. He wants to know whether the request for a minor exemption at 2 Panorama Street is intended to regularize a structure built too close to the street. He considers this to be a major variance. He questions the applicant's good faith and asks what checks were conducted to demonstrate it. He notes that, under the *Act on Land Use Planning and Development*, a variance for work already completed requires the owner to demonstrate good faith and due diligence.

3. ADMINISTRATION / LEGISLATION

3.1. ADMINISTRATION

2026-08-231

3.1.1. Accounts Payable and List of Checks Issued

*It is
Proposed by Steven Beerwort
Seconded by Patrick Ouvrard
And unanimously resolved by a show of hands*

THAT the Council approves the following lists:

- Accounts Payable: \$710,737.05
- Checks Issued # 2026-08: \$350,335.75

APPROVED

3.1.2. Progress reports, invoices, and miscellaneous expenses

3.1.2.1. Interim statements

2026-08-232 3.1.2.1.1. RFP VLB2026-01 - Roadwork - Rehabilitation of Fulford Road

WHEREAS the request for payment of interim statement #1 (invoice #A028 18000937 2026) from Eurovia in the amount of **\$884,607.77**, including taxes, for work performed under contract AO VLB2026-01 - Roadwork - Rehabilitation of Fulford Road. This amount includes a 10% retention;

WHEREAS this amount includes the following four (4) change orders totaling **\$16,509.36**, including taxes:

- DC-01 - Additional detour and “Businesses” sign: \$1,327.96, including taxes;
- DC-02 - Installation of sediment barriers for turtles: \$5,693.56, taxes included;
- DC-03 - Supply of a special business sign: \$114.98, taxes included;
- DC-04 - Addition of 300–600 mm riprap: \$9,372.86, taxes included;

WHEREAS the payment recommendation from Laura Lee, Head of Technical Services, to pay this progress invoice, including the change orders;

*It is
Proposed by Claude Rajotte
Seconded by Pierre Laplante
And unanimously resolved by a show of hands*

THAT the Council authorizes payment of progress invoice #1 (invoice #A028 18000937 2026) from Eurovia in the amount of **\$884,607.77**, including taxes, for work performed under contract AO VLB2026-01 - Roadwork - Rehabilitation of Fulford Road, including change orders DC-1 through DC-4 in the amount of \$16,509.26, said payment being conditional upon the Town’s receipt of all documents required to release

the payment, including proof of payment to subcontractors and/or suppliers, if applicable;

THAT the same amount be allocated to cover this expense, to be funded under By-law 2026-03 (By-law authorizing an expenditure of \$7,900,000, the allocation of \$1,500,000 from the fund for the repair and maintenance of certain public roads, and a loan of \$4,564,741 to finance the repair of Fulford Road) and repayable over a period of twenty (20) years.

ADOPTED

3.1.2.2. Invoices and Miscellaneous Expenses

3.1.3. Agreements, Contracts, and Mandates

2026-08-233 3.1.3.1. Awarding of Contract - VLB2026-08 - Snow Removal - East Hill Sector - 3 Seasons (2026–2029)

WHEREAS the call for bids VLB2026-08 for snow removal in the East Hill sector for the years 2026–2027, 2027–2028, and 2028–2029;

WHEREAS The Town has received the following three (3) bids in connection with the awarding of this contract:

Bidders	Price (taxes included)
Excavations G.A.L. Inc.	\$655,716.22
DMS Sutton Inc.	\$416,269.28
Dominic Carey Excavation Inc.	\$398,388.39

WHEREAS the lowest compliant bid is that of Excavation Dominic Carey Inc. in the amount of **\$398,388.39**, including taxes;

WHEREAS the recommendation by Robert Daniel, assistant director general, to accept the bid from Excavation Dominic Carey Inc.;

*It is
Proposed by Pierre Laplante
Seconded by Claude Rajotte
And unanimously resolved by a show of hands*

THAT the Council award Contract VLB2026-08—Snow Removal—East Hill Sector—3 seasons (2026–2029)—to Excavation Dominic Carey Inc., in the amount of **\$398,388.39**, including taxes.

ADOPTED

2026-08-234 3.1.3.2. **Awarding of contract - VLB2026-09 - Snow Removal - Iron Hill Sector - 3 Seasons (2026–2029)**

WHEREAS the call for bids VLB2026-09 for snow removal in the Iron Hill sector for the years 2026–2027, 2027–2028, and 2028–2029;

WHEREAS The Town received the following three (3) bids in connection with the awarding of this contract:

Bidders	Price (taxes included)
Gestion St-Laurent Inc.	\$883,308.57
G.A.L. Excavations Inc.	\$1,003,676.56
DMS Sutton Inc.	\$580,252.02

WHEREAS the lowest compliant bid is that of DMS Sutton Inc. in the amount of **\$580,252.02**, including taxes;

WHEREAS the recommendation by Robert Daniel, assistant director general, to accept the bid from DMS Sutton Inc.;

*It is
Proposed by Steven Beerwort
Seconded by Claude Rajotte
And unanimously resolved by a show of hands*

THAT the Council award Contract VLB2026-09—Snow Removal—Iron Hill Sector—3 seasons (2026–2029)—to DMS Sutton Inc., in the amount of **\$580,252.02**, including taxes.

ADOPTED

2026-08-235 3.1.3.3. **Awarding of contract - VLB2026-10 - Snow Removal - Centre Lac-Brome - 2 seasons (2026-2028)**

WHEREAS the call for bids VLB2026-10 for snow removal at the Centre Lac-Brome for the years 2026–2027 and 2027–2028;

WHEREAS The Town received three (3) bids, including the following two (2) compliant bids for the awarding of this contract:

Bidders	Price (taxes included)
Excavations G.A.L. Inc	\$106,926.75
DMS Sutton Inc.	\$96,579.00

WHEREAS the lowest compliant bid is that of DMS Sutton Inc. in the amount of **\$96,579.00**, including taxes;

WHEREAS the recommendation by Robert Daniel, assistant director general, to accept the bid from DMS Sutton Inc.;

*It is
Proposed by Pierre Laplante
Seconded by Patrick Ouvrard
And unanimously resolved by a show of hands*

THAT the Council award Contract VLB2026-10 to DMS Sutton Inc. for snow removal at the Centre Lac-Brome—2 seasons (2026–2028)—in the amount of **\$96,579.00**, including taxes.

ADOPTED

2026-08-236 3.1.3.4. Awarding of contract - VLB2026-12 - Professional Services for the Revision of the Master Plan

WHEREAS the invitation-only request for proposals VLB2026-12 – Professional services for the revision of the master plan;

WHEREAS four (4) bids were received and four (4) bids qualified under this call for bids, and their final scores and rankings were determined by a selection committee appointed for this purpose based on a weighted evaluation:

Bidders	Final Score	Rank	Price
BC2 Groupe Conseil Inc.	52%	3	\$72,330.77
L'Atelier Urbain Inc.	74%	2	\$91,847.78
JFLV Inc.	77%	1	\$96,665.00
Stantec Consulting Ltd.	36%	4	\$132,336.22

WHEREAS the compliant bid that received the highest score based on the pre-established criteria is that of JFLV Inc. in the amount of **\$96,665.00**, including taxes;

*It is
Proposed by Claude Rajotte
Seconded by Patrick Ouvrard
And unanimously resolved by a show of hands*

THAT the Council award Contract VLB2026-12 - Professional Services for the Revision of the Urban Plan - to JFLV Inc. and authorize the expenditure of **\$96,665.00**, including taxes.

ADOPTED

2026-08-237 3.1.3.5. Award of Contract—Gravel Resurfacing—Chapman Road

WHEREAS the Council wishes to continue improving the condition of the rural gravel road network within the municipality;

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

WHEREAS the 2026 budget allocates \$300,000 for the completion of this work;

WHEREAS to carry out the work, the Town requested three (3) bids and received the following two (2) bids as part of the awarding of the contract:

Bidders	Price (taxes included)
Roger Dion et Fils 2006 Inc.	\$98,188.65
Dominic Carey Excavation	\$148,777.65

WHEREAS the lowest compliant bid is that of Roger Dion et Fils 2006 Inc., in the amount of **\$98,188.65**, including taxes;

WHEREAS the recommendation by Laura Lee, Head of Technical Services, to accept the bid from Roger Dion et Fils 2006 Inc.;

WHEREAS this amount does not include the costs associated with the purchase of crushed stone;

WHEREAS pursuant to Resolution 2025-04-082, the supplier of crushed stone for the year 2026 is Construction DJL Inc.;

WHEREAS the estimated quantity of gravel required to complete the work is 10,000 metric tons;

*It is
Proposed by Steven Beerwort
Seconded by Pierre Laplante
And unanimously resolved by a vote*

THAT the Council award the contract to Roger Dion et Fils 2006 Inc. for the construction work related to the granular resurfacing on Chapman Road, in the amount of **\$98,188.65**, including taxes.

THAT Council authorizes a maximum expenditure of \$200,000, including taxes, for the purchase of gravel needed to complete the work on Chapman Road.

ADOPTED

2026-08-238 3.1.3.6. **Awarding of contract - Non-Motorized Boat Wash Station - Carke Terrace**

WHEREAS in order to facilitate access to washing facilities for non-motorized boats, it is proposed to install a washing station for this type of boat at Carke Terrace in Bondville;

WHEREAS the only company offering the option to install a self-service low-pressure washing station with a wash certificate printer is Ozéro Solutions;

WHEREAS the bid submitted by Ozéro Solutions is in compliance and includes, among other things, a decontamination system with an electric instant water heater, in the amount of **\$25,199.66**, taxes included;

WHEREAS the recommendation by Anaïs Renaud, environmental advisor, to accept the bid from Ozéro Solutions;

*It is
Proposed by Claude Rajotte
Seconded by Pierre Laplante
And unanimously resolved by a show of hands*

THAT the Council awards the contract to Ozéro Solutions for the installation of a washing station for non-motorized boats at Terrasse Carke, in the amount of **\$25,199.66**, including taxes.

ADOPTED

2026-08-239 3.1.3.7. **Signing Authority - Canadian Red Cross Society - Agreement for Services to Disaster Victims**

WHEREAS The Town already has a Service Agreement for Disaster Victims with the Canadian Red Cross;

WHEREAS the recommendations of Kevin Robinson, Director of Public Safety and Fire Services, to renew this agreement for a further period of two (2) years, from September 2026 to September 2028;

*It is
Proposed by Pierre Laplante
Seconded by Claude Rajotte
And unanimously resolved by a show of hands*

THAT The Council authorizes the mayor, Lee Patterson, and the general manager, Gilbert Arel, to sign, on behalf of the Town, the renewal of the Agreement on Services to Disaster-Affected Individuals with the Canadian Red Cross, and any other document necessary to give effect to this resolution;

THAT Council authorizes the payment of the annual contribution (September 2026 to September 2027) in the amount of \$1,326.57;

THAT Council designate Kevin Robinson, Director of Public Safety and Fire Services, as the Town’s Designated Person.

ADOPTED

2026-08-240 3.1.3.8. **Signing Authority - Road Safety Fund Financial Assistance Program (PAFFSR)**

WHEREAS the Road Safety Fund Financial Assistance Program (PAFFSR) aims to provide financial support for initiatives and

projects that improve road safety and those that assist road accident victims;

WHEREAS Council members have reviewed the terms and conditions of the Road Safety Fund Financial Assistance Program (PAFFSR);

WHEREAS The Town of Brome Lake must comply with applicable laws and by-laws and obtain the necessary authorizations prior to carrying out the project;

WHEREAS the aforementioned project, submitted under this program, is estimated at \$12,347, including taxes;

*It is
Proposed by Patrick Ouvrard
Seconded by Steven Beerwort
And unanimously resolved by a show of hands*

THAT The Brome Lake Town Council authorizes the filing of the application for financial assistance, confirms its financial contribution to the project, and authorizes Katherine Latzmann, Administrative Coordinator in the Public Works and Technical Services Department, to sign this application as the designated representative;

THAT The Brome Lake Town Council authorizes the submission of an application for financial assistance; confirms its commitment to having the eligible project carried out in accordance with the applicable terms and conditions, acknowledging that in the event of non-compliance with these terms, the financial assistance will be terminated;

THAT The Council certifies that the City Manager, Gilbert Arel, is duly authorized to sign any document or agreement, including the financial assistance agreement, if applicable, to that effect with the Minister of Transportation and Sustainable Mobility.

ADOPTED

2026-08-241 3.1.3.9. **Signing Authority - Intermunicipal Agreement on Recreation - Town of Waterloo**

WHEREAS Council wishes to renew the intermunicipal recreation agreement with the Town of Waterloo for the period from September 1, 2026, to August 31, 2031, in the amount of \$36,599.00, plus taxes, for the 2026–2027 fiscal year, and amounts indexed in accordance with the agreement for subsequent years;

WHEREAS the recommendation by Cynthia Brunelle, Director of Recreation, Culture, Tourism, and Community Life, to renew this agreement;

It is

*Proposed by Steven Beerwort
Seconded by Pierre Laplante
And unanimously resolved by a show of hands*

THAT The Council authorizes the mayor, Mr. Lee Patterson, and the city manager, Mr. Gilbert Arel, to sign, for and on behalf of the Town, the renewal of the intermunicipal recreation agreement with the Town of Waterloo for the period from September 1, 2026, to August 31, 2031, in the amount of \$36,599.00, plus taxes, for the 2026–2027 fiscal year, and amounts indexed in accordance with the agreement for subsequent years;

THAT Council designates Cynthia Brunelle, Director of Recreation, Culture, Tourism, and Community Life, as the Town’s official representative for the implementation of this agreement.

ADOPTED

3.1.4. Human Resources

2026-08-242 3.1.4.1. HR File - Termination of an Employee

WHEREAS Council members have been notified of the decision made by the Executive Director to terminate the employment of the employee with employee ID #2000241;

*It is
Proposed by Lee Patterson
Seconded by Pierre Laplante
And unanimously resolved by a show of hands*

Mayor Patterson exercised his right to vote.

THAT Council approve the termination of employment of the employee with employee number #2000241 effective July 22, 2026.

ADOPTED

2026-08-243 3.1.4.2. HR File - Suspension of an Employee

WHEREAS the recent disciplinary violation by the employee with employee ID 20000177;

WHEREAS the employee met with his or her immediate supervisor to discuss this breach and its possible and likely disciplinary consequences;

WHEREAS the elected officials have been informed of the details of the violation;

WHEREAS Human Resources Advisor Alexandra Barré reported to the Council on the employee’s suspension and her recommendation to suspend the employee without pay through July 25, 2026, inclusive;

*It is
Proposed by Lee Patterson
Seconded by Steven Beerwort
And unanimously resolved by a show of hands*

Mayor Patterson exercised his right to vote.

THAT the Council approves and ratifies the recommendation of the Human Resources Advisor regarding the employee (employee ID #2000177) and suspends him without pay through July 25, 2026, inclusive.

ADOPTED

2026-08-244 3.1.4.3. Office Hours - Ève-Marie Castelloux - Correction

WHEREAS Resolution 2026-07-197 granting permanent status to the municipal inspector, Ms. Ève-Marie Castelloux;

WHEREAS the effective date of this on-call duty must be corrected to reflect the correct date, namely June 2, 2026;

WHEREAS the recommendation of the Director of the Urban Planning Department, Camille Urli, regarding the appointment of Ms. Ève-Marie Castelloux under the terms and conditions associated with the position of municipal inspector;

*It is
Proposed by Claude Rajotte
Seconded by Patrick Ouvrard
And unanimously resolved by a vote*

THAT The Council confirms the permanent appointment of Ms. Ève-Marie Castelloux as municipal inspector, effective June 2, 2026, under the terms and conditions applicable to this position;

THAT Resolution 2026-07-197 be repealed.

ADOPTED

3.1.5. Miscellaneous

3.1.5.1. Monthly Summary of City Services - July 2026

Mayor Patterson tabled the document titled *Monthly Summary of Services—July 2026*. This document, which is tabled at every Council meeting, provides a summary of the activity reports from the Town’s departments.

3.1.5.2. Properties in Default on Municipal Tax Payments—Filing of the list

Filing of the list prepared by the Assistant Treasurer identifying properties on which municipal taxes have not been paid, in whole or in part, as of July 20, 2026.

2026-08-245

3.1.5.3.

Acknowledgment of Route C—Hydro-Québec’s Proposed Power Line in West Brome

- WHEREAS

Hydro-Québec plans to construct a power line in the West Brome area;
- WHEREAS

The Council takes note of the proposed Route C as well as the location of the new substation;
- WHEREAS

the Council wishes for the project to be carried out in a manner that minimizes impacts on the agricultural, economic, visual, and environmental sectors;
- WHEREAS

the Council considers it important that the analysis of the proposal take into account not only agricultural impacts, but also economic impacts and the visual heritage of Brome-Missisquoi;
- WHEREAS

The Council requests that Hydro-Québec participate in the MRC’s environmental roundtable;

*It is
Proposed by Claude Rajotte
Seconded by Steven Beerwort
And unanimously resolved by a show of hands*

- THAT

the Council take note of Route C proposed by Hydro-Québec as well as the location of the new substation planned for West Brome;
- THAT

The Council requests that Hydro-Québec participate in the MRC’s environmental roundtable;
- THAT

Council require Hydro-Québec to take all necessary technical and financial measures to minimize the project’s impacts;
- THAT

Council insists that the analysis of the proposal take into account the agricultural and economic impacts, as well as the visual heritage of Brome-Missisquoi;
- THAT

this resolution be forwarded to Hydro-Québec, the MRC, the municipalities concerned, and the office of Isabelle Charest, Member of the National Assembly for Brome-Missisquoi.

ADOPTED

2026-08-246

3.1.5.4.

Billing for Fire Services - Expo Brome

- WHEREAS

the current tariff by-law;
- WHEREAS

Expo Brome is an annual event that contributes to the Town’s visibility;

- WHEREAS the organizers of Expo Brome are requesting the cooperation of Brome Lake Town’s firefighters to ensure a presence at the event site;
- WHEREAS according to the by-law and the proposal by Kevin Robinson, Director of the Brome Lake Fire Department, the costs attributable to man-hours for the Brome Expo amount to \$9,290;
- WHEREAS the Council wishes to limit the invoice to a maximum of \$4,000;

*It is
Proposed by Pierre Laplante
Seconded by Steven Beerwort
And unanimously resolved by a show of hands*

- THAT the Council authorizes the Director of the Brome Lake Town Fire Department to bill a maximum amount of \$4,000 for the firefighters’ participation in Expo Brome.

ADOPTED

2026-08-247 3.1.5.5. Support for Conservation Brome Lake - Grant Application

- WHEREAS Conservation Brome Lake’s intention to submit a grant application for its “*Mon lac, j’en prends soin*” project under the Regional Water Issues Support Program (PSREE);
- WHEREAS this project aims to sustainably improve the water quality of Brome Lake and its watershed;
- WHEREAS The Council supports Conservation Brome Lake in its request;

*It is
Proposed by Claude Rajotte
Seconded by Patrick Ouvrard
And unanimously resolved by a show of hands*

- THAT The Council confirms the Town’s support for Conservation Brome Lake’s grant application for its “*Mon lac, j’en prends soin*” project, under the Regional Water Issues Support Program (PSREE);
- THAT Council authorizes and ratifies the letter of confirmation of support dated July 28, 2026, signed by Deputy City Manager Robert Daniel.

ADOPTED

3.2. LEGISLATION – NOTICE OF MOTION / BY-LAWS

3.2.1. By-laws - Notice of Motion/Presentation

3.2.2. By-laws - Adoption

4. PLANNING AND ENVIRONMENTAL SERVICES

4.1. Filing of the Urban Planning and Environment Department’s Report

The monthly report of the Urban Planning and Environment Department is included in *the Monthly Summary of Services – July 2026*, tabled during this meeting under item 3.1.5.1.

4.2. Filing of the Minutes of the Monthly Meetings of the Urban Planning Advisory Committee and the Environmental Advisory Committee

Filing of the minutes of the most recent meeting of the Urban Planning Advisory Committee and the June and July meetings of the Environmental Advisory Committee.

Councilor, Patrick Ouvrard, made the following comments:

There is no mention of Councilor Patrick Ouvrard’s attendance in the minutes of the Urban Planning Advisory Committee for the meetings held on November 18, 2025, December 15, 2025, February 16, 2026, March 16, 2026, April 20, 2026, and June 15, 2026.

These errors occur systematically, as the content of previous minutes is transcribed without verification or correction.

I have already notified the general manager and the Town clerk of these errors. today, I wish to publicly inform the Council of this matter in order to improve our practices, particularly in anticipation of the urban planning revision process.

I also request that my attendance be recorded in the CCU minutes so that my attendance can be traced in the Town’s archives.

This note is to correct the fact that my attendance is not recorded in several CCU meetings.

4.3. REQUESTS FOR EXTERIOR MODIFICATIONS - SPAIP

2026-08-248 4.3.1. 161 Knowlton Road, Lot #4 265 823, Zone URA-25-K16

Nature of the request: Construction of an accessory building

- WHEREAS the filing of an application to construct a garage-type accessory building;
- WHEREAS this application is subject to By-law 601 on Site Planning and SPAIP (SPAIP), specifically SPAIP-2 concerning residential buildings and lots;

- WHEREAS the CCU considers that the plans and documents submitted in support of the application contain inconsistencies, particularly regarding the building’s dimensions, the configuration of the garage doors, and the absence of an elevation view from the street;
- WHEREAS CCU Resolution CCU-26-062 and its recommendation to deny the application;
- WHEREAS following the CCU meeting, the applicant clarified several points regarding the building’s dimensions and openings, and a visual representation was provided.
- WHEREAS the CCU members deemed the visual impact acceptable; with these additional clarifications, the Urban Planning Department recommends approving this project;

*It is
Proposed by Claude Rajotte
Seconded by Patrick Ouvrard
And unanimously resolved by a vote*

- THAT the Council approve the SPAIP-2 regarding the request to construct a garage-type outbuilding at 161 Knowlton Road, Lot #4 265 823, Zone URA-25-K16.

ADOPTED

2026-08-249 4.3.2. Chemin du Mont-Écho, Lot #6 608 908, Zone URB-5-L15

Nature of the request: Construction of a main building

- WHEREAS the filing of an application for the construction of a residential main building;
- WHEREAS this application is subject to By-law 601 on Site Planning and SPAIP (SPAIP-2 concerning residential buildings and lots);
- WHEREAS the members of the CCU consider the application incomplete and wish to obtain further details regarding the landscaping, as well as a view of the project from the road, in order to assess compliance with the criteria of SPAIP-2;
- WHEREAS CCU Resolution CCU-26-063 and its recommendation to deny the application;
- WHEREAS the Council wishes to verify certain information before making a decision;

*It is
Proposed by Claude Rajotte
Seconded by Patrick Ouvrard
And unanimously resolved by a vote*

- THAT the Council postpone this matter to a future City Council meeting.

ADOPTED

4.4. REQUEST FOR A MINOR EXEMPTION

2026-08-250 4.4.1. 2 Panorama Street, Lot #6 259 459, Zones UMV-2-D16 & RBE-1-E16

Nature of the request: Regularization of a front setback

- WHEREAS the filing of a request to regularize the front setback of a residence to 5.91 meters from the property line with Rue du Panorama;
- WHEREAS Appendix VII of Zoning By-law No. 596 stipulates that the required setback from the property line abutting a public road in this zone is 10.5 meters;
- WHEREAS an initial exemption (DM 643) was granted in 2025 to allow construction at 6.3 meters instead of the regulatory 10.5 meters (RBE-1-E16 zone), and that the additional error stems from the surveyor’s incorrect placement of the stakes;
- WHEREAS CCU Resolution CCU-26-061 and its recommendation to approve the request;
- WHEREAS the statement by Mr. Benoît Bourgon, a citizen, opposing the approval of the request;

*It is
Proposed by Claude Rajotte
Seconded by Pierre Laplante
And unanimously resolved by a vote*

THAT the Council approves the request for a minor exemption to bring the front setback of a residence at 2 Rue du Panorama, Lot #6 259 459, in zones UMV-2-D16 & RBE-1-E16, into compliance with the 5.91-meter setback requirement from the property line to Rue du Panorama.

ADOPTED

4.5. REQUEST(S) FOR ZONING CHANGE

4.6. APPLICATION(S) FOR SUBDIVISION

4.7. APPLICATION TO THE C.P.T.A.Q.

2026-08-251 4.7.1. Lot #3, 940 162 Fulford Road, Zone AF-19-C12

WHEREAS an application for authorization from the CPTAQ has been filed for the use of a lot for a purpose other than agriculture

(construction of a primary residential building) on Lot 3 940 162, Fulford Road, Zone AF-19-C12;

WHEREAS the CPTAQ requires that the Council adopt a resolution taking into account the decision-making criteria set forth in Section 62 of the Act respecting the protection of agricultural land and activities;

WHEREAS in 2006, the CPTAQ authorized the construction of a primary residential building under file 347325, and the applicant reiterates the grounds supporting the 2006 authorization, despite the fact that the authorized site was designated as a wetland in 2022;

WHEREAS the application complies with urban planning by-laws, in particular Zoning By-law No. 596 and Subdivision By-law No. 597;

*It is
Proposed by Steven Beerwort
Seconded by Patrick Ouvrard
And unanimously resolved by a vote*

THAT the Council supports the application to the CPTAQ for authorization to use a lot for a purpose other than agriculture (construction of a primary residential building) on Lot 3 940 162, Fulford Road, Zone AF-19-C12.

APPROVED

4.8. Other

2026-08-252 4.8.1. SCAOPI - 635 Lakeside Road, lots 4 265 232 and 4 772 801, zone RBE-2-E16

Specific Project for the Construction, Modification, or
use of a building (SCAOPI)

Adoption of the First Draft

WHEREAS The Town of Brome Lake has adopted By-law 406 concerning specific projects for the construction, modification, or occupancy of a building (SCAOPI) and that this by-law is in effect;

WHEREAS this by-law allows the Council to authorize, upon request and under the conditions it determines, a specific project for the construction, modification, or occupancy of a building (SCAOPI);

WHEREAS the application for a specific project involving the construction, modification, or occupancy of a building (SCAOPI) for 635 Lakeside Road, lots 4 265 232 and 4 772 801;

WHEREAS	a revised application has been filed to allow for the construction of a single-family residence within the riparian zone of the Quilliams wetland;
WHEREAS	all plans, documents, and information required under By-law 406 have been submitted to the Urban Planning and Environment Department in support of the application;
WHEREAS	the lot covered by the application is currently vacant;
WHEREAS	the project involves three (3) exemptions from the applicable regulatory provisions: 1. the construction of a residence within the forty-five (45) meter riparian zone of the Quilliams wetland; 2. a front setback reduced to three (3) meters for the residence, rather than 6 meters; 3. a building coverage ratio of 21.3%, rather than 20%;
WHEREAS	the applicant has submitted a study characterizing the natural environment of Lot 4 265 232, in Brome Lake, which concludes that the portion of the Quilliams wetland buffer zone west of Lakeside Street does not further contribute to its protective function;
WHEREAS	the fifteen (15) meter riparian zone along Brome Lake be revegetated in order to fully restore its ecological functions, thereby contributing to a definite benefit for Brome Lake;
WHEREAS	the application was analyzed based on the criteria applicable to the SCAOPI, and the following findings were made: • Compliance with the objectives of the land-use plan: met; • Compatibility of proposed land uses: met; • Enhancement of outdoor spaces: met; • Quality of the project's integration: met, since it was noted that the built environment in this sector lacks uniformity and that the proposal, with its black wood siding and sloped roof, remains understated and unobtrusive despite its contemporary character; • Integration into the historic environment: unobstructed views of the lake are now provided; • Project feasibility: met; • Quality of integration, demolition, and enhancement of existing structures: not applicable; • Cultural or social components: not applicable;
WHEREAS	the applicant has submitted detailed plans and drawings for the architectural style and layout of the project;
WHEREAS	the project meets the evaluation criteria of the SCAOPI by-law;
WHEREAS	the Urban Planning Advisory Committee, by Resolution CCU-26-064, recommends that the Council approve the application as submitted;

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

It is
Proposed by Claude Rajotte
Seconded by Patrick Ouvrard
And unanimously resolved by a vote

- THAT the above preamble be an integral part of this resolution;
- THAT The Council adopts, pursuant to By-law No. 406 on Specific Projects for the Construction, Modification, or Occupancy of a Building (SCAOPI), the first draft SCAOPI for 635 Lakeside Road, lots 4 265 232 and 4 772 801, zone RBE-2-E16, thereby granting the request for authorization to construct a single-family residential main building, subject to compliance with the following criteria:
- 1. that the residence be located within the forty-five (45) meter riparian zone of the Quilliams wetland;
 - 2. that the front setback of the residential building be reduced to three (3) meters;
 - 3. that the building footprint be 21.3% of the lot area;
 - 4. that the project be carried out in accordance with the revised design concepts and plans prepared by Adhoc Architects, particularly with regard to the gabled roof and black wood siding;
- THAT the Council adopts the first draft of this SCAOPI based on the documents submitted by the applicant with the request;
- THAT if the SCAOPI authorized by the application has not been completed or is not in the process of being completed within eighteen (18) months after the adoption of the resolution approving the specific project, this resolution shall become null and void;
- THAT landscaping work must be completed within twelve (12) months following the completion of construction work;
- THAT any other regulatory provision not inconsistent with this authorization applies;
- THAT a public consultation meeting will be held on August 19, 2026, at 7:00 p.m., at the Centre Lac-Brome, to explain the project that is the subject of this application and to hear from individuals and organizations who wish to comment on the matter.

ADOPTED

5. PUBLIC SAFETY

5.1. Monthly Report from the Public Safety and Fire Department and the First Responders Coordinator

The monthly report from the Public Safety and Fire Department and the First Responders Coordinator is included in *the Monthly Summary of Services—July 2026*, tabled during this meeting under item 3.1.5.1.

6. PUBLIC WORKS AND TECHNICAL SERVICES

6.1. Monthly Report from the Public Works and Technical Services Department

The monthly report from the Public Works and Technical Services Department is included in *the Monthly Summary of Services—July 2026*, tabled at this meeting under item 3.1.5.1.

7. RECREATION, TOURISM, CULTURE, AND COMMUNITY LIFE

7.1. Monthly Report from the LTCVC

The monthly report from the Recreation, Tourism, Culture, and Community Life Department is included in *the Monthly Summary of Services—July 2026*, tabled at this meeting under item 3.1.5.1.

2026-08-253

7.2. Request(s) for Financial Contribution

*It is
Proposed by Steven Beerwort
Seconded by Pierre Laplante
And unanimously resolved by a vote*

THAT the Council authorizes the following expenditures as a financial contribution to the activities of the following organizations:

- Brome Lake Men’s Shed (BBQ event on August 23, 2026): \$1,000

ADOPTED

7.3. Application(s) for Use of Public Property

8. LOCAL ECONOMY

9. MISCELLANEOUS

10. SECOND QUESTION PERIOD

This question period was recorded via a live audio feed of the Council session, available at <https://lacbrome.ca/vie-municipale/seances-du-council/>

ORAL QUESTIONS DURING THE SESSION

The speakers are:

BENOIT BOURGON

(00:36)

18. He would like to know which professional was selected to review the urban plan under item 3.1.3.4. He also asks why the Town hired a consultant to develop the urban plan and why this work was not completed sooner. Finally, he would like to know if the \$96,000 bid was the lowest among the proposals received;

ALICIA SOUTHALL

(03:01)

19. She would like to know whether the Town supports Hydro-Québec’s Route C for the new power station project in West-Brome, whether it has received the justifications requested from Hydro-Québec, whether it has assessed the potential impacts (on taxpayers, residents, and visual and environmental heritage elements), and whether it supports the mayors of Sutton and Dunham in their opposition to the project;

LUC PAGÉ

(08:01)

20. He asks whether the Town has approved the grant application under item 3.1.5.5 and what the amount is;

(08:53)

21. Under item 3.1.5.5, he notes a discrepancy of \$5,200 in the firefighters’ billing and would like to understand the reason for this difference and whether it will affect the amounts received by the firefighters;

VINCENT ROUTHIER

(10:37)

22. Regarding item 4.7.1, the request to the CPTAQ, he would like an explanation of the process adopted concerning lot 3,940,162 and the next steps;

ALICIA SOUTHALL

(2:24 p.m.)

23. Also in connection with section 4.7.1, she requests clarification regarding the application submitted to the CPTAQ, particularly with respect to the wetland, the scope of the decision, and the municipal by-laws applicable in the vicinity of a wetland, while questioning the absence of any regulatory issues concerning this property;

VINCENT ROUTHIER

(19:08)

24. As a follow-up question, still regarding item 4.7.1, he wants to confirm that the lot in question will not be rezoned and will remain agricultural;

CRYSTAL BADGER

(7:24 p.m.)

25. She would like an update on the work on Fulford Road, specifically the paving schedule and the progress of the construction near her property.

2026-08-254

11. ADJOURNMENT OF THE MEETING

*It is
Proposed by Steven Beerwort
Seconded by Pierre Laplante
And unanimously resolved by a show of hands*

THAT the meeting be adjourned, as the agenda has been completed.
It is 8:22 p.m.

APPROVED

Lee Patterson
Mayor

Owen Falquero
City Clerk