

CANADA
PROVINCE OF QUEBEC
TOWN OF BROME LAKE

September 8, 2026

Minutes of the regular meeting of the Town Council of Brome Lake held on Tuesday, September 8, 2026, at 7:00 p.m., at the Centre Lac-Brome, located at 270 Victoria Street, Brome Lake.

Present: Councilors Lisa Payne, Claude Rajotte, Steven Beerwort, Pierre Laplante, Patrick Ouvrard, and Robert Laflamme.

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

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

47 people attended the meeting.

1. OPENING OF THE MEETING

1.1. Opening of the Meeting – General Information

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

Mayor Lee Patterson welcomed Robert Daniel, Deputy City Manager, who is standing in for Gilbert Arel. He congratulated the organizers of the Knowlton Film Festival on the event’s success and highlighted International Literacy Day, celebrated on September 8, 2026, on which the Yamaska Literacy Council will host an event to underscore the importance of literacy as a fundamental human right.

He mentions the addition to the agenda of a SCAOPI item concerning a project located on Lakeside. The project was modified following its presentation at the consultation meeting and now complies with the 20% occupancy rate. A financial bond will also be required to ensure compliance with the landscaping plan.

For those who have not yet reviewed the Info VLB, he explains a new procedure for handling requests for major regulatory amendments, particularly in the case of a developer’s project on Springhill. To reduce the workload on the municipal administration, the developer is asked to hold a public meeting with eligible voters. This process allows elected officials to gauge the neighborhood’s opinion before making a decision on the project.

He clarifies, however, that the municipal administration works with landowners and developers, whereas elected officials do not assume this role. In the Springhill case, elected officials have not yet taken a position on the project.

«As Mayor of the Town of Brome Lake, I find it deplorable that English-speaking residents will not receive their voter information for the current provincial election. A group is taking Elections Québec to court, but the damage has already been done. We risk depriving some voters of their right to properly exercise their civic duty. This would be an unprecedented situation in the history of elections».

2026-09-255

1.2. Adoption/Amendments to the Agenda

It is

Proposed by Lisa Payne

Seconded by Pierre Laplante

And unanimously resolved by a show of hands

THAT the agenda be adopted as written, with the addition of the following item:

- 4.8.1 - SCAOPI - 635 Lakeside Road - Adoption of the Second Draft

ADOPTED

2026-09-256

1.3. Approval of the Minutes of the Meeting of August 3, 2026

The mayor and elected officials received a copy of the minutes of the regular meeting held on August 3, 2026;

It is

Proposed by Claude Rajotte

Seconded by Steven Beerwort

And unanimously resolved by a vote

THAT the Council approves the minutes of the regular meeting held on August 3, 2026;

ADOPTED

1.4. Triennial Assessment Roll—Filing

The clerk confirms that the 2025–2026–2027 triennial property assessment roll was filed at his office on August 20, 2026, and that a public notice was published stating that said roll is in its third fiscal year.

2. FIRST QUESTION PERIOD

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

WRITTEN QUESTIONS READ DURING THE SESSION

The Mayor answers questions submitted in writing prior to the meeting, and the clerk reads them aloud.

The speakers are:

FRANÇOISE CLÉMENT

1. We request that our questions regarding the SCAOPI for 637 Knowlton Road be read during the Council meeting on September 8, 2026:

IN CASE OF DISCREPANCY, THE FRENCH VERSION SHALL PREVAIL

What are the impacts of a dirt road in a wetland on the three adjacent properties: 12 Mirador Street, 8 Mirador Street, and 623 Knowlton Road?;

- 2. What are the concerns regarding weight, springtime bogging, and heavy traffic associated with the installation of four septic tanks, four artesian wells, and the construction of four houses?;
- 3. Can a dirt road in a wetland dry out part of the marsh, cause flooding on neighboring properties, and disrupt the groundwater level?;
- 4. And in winter, can the application of deicing salt degrade the quality of nearby water wells?

LARRY INGOLD

Regarding the Nookside project (Spring Hill Road):

- 5. Role and involvement of the Town:
The Town claims it has no involvement in the Spring Hill project, yet the developer publicly states that he has been in discussions with the Urban Planning Department for over a year, that an architect was hired in collaboration with the Town, and that the Town validated water and sewage capacity for 54 units. Will the Town make public the architect’s terms of reference and the studies underlying any capacity validation?
- 6. Zoning and “gentle densification”:
Zone URA-24 permits only detached single-family homes, yet the developer says the Town expressed openness to amending the bylaw to allow 24 semi-detached units, and that the choice of housing type and smaller lots “stems directly from the Town’s discussions.” How does the Town reconcile this with its campaign promise of very gentle densification?

ORAL QUESTIONS DURING THE MEETING

The speakers are:

SOPHIE GOSSELIN

(05:20)

7. Regarding the Spring Hill project, she refers to the developer, who mentioned during the August 25 meeting that he had been in contact with the Town. She would like to know who asked the developer to add units, if the Council was not informed of this request.

LYNN MOORE

(07:41)

8. She asks whether the Council will address the situation regarding the multifunctional path located near Douglass Beach, particularly in light of heavy traffic, parking problems, and the failure of some cyclists to follow the “ ” rule for sharing the path. She also questions the Town’s responsibility in this regard.

(10:25)

9. She asks for details on the next steps regarding the work carried out near Loiselle Street;

JEAN-LOUP BEAULNE-MORIN

(12:00)

10. He requests an update regarding the Trestle Cove matter;

(12:30)

11. He wishes to follow up on an accident that occurred on August 15 at the intersection of Knowlton Road and Mont-Écho Road;

RON GLOWE

(13:25)

12. He noted that the lake level is very low;

CAROLLE LAVOIE

(14:18)

13. She wants to know where the Town stands on the drinking water system (Bailey Well, Grande Galerie, Spring Hill Reservoir, Bolton-West);

(15:40)

14. She asks whether the Jolibourg well is the only well currently in operation throughout the Town's territory.

EDITH ST-PIERRE AND ROGER WALLIS

(18:36)

15. They ask for clarification regarding the rejection of their SPAIP application for their residential project at 161 Foster Road and would like the decision to be reconsidered;

LOUISE AGOSTINO

(28:34)

16. She highlights an issue with resident parking near Douglass Beach, which, despite the signage, is being used by non-residents. She suggests hiring students to monitor the area;

(31:07)

17. She refers to the ditch maintenance work in the Pearson area, noting that no notice was sent out regarding this, and asks the Town to inform residents when work of this nature is planned;

ALAN EASTLEY

(32:26)

18. He asks when the interim by-law applicable to development projects in Knowlton will be lifted;

(33:45)

19. He asks whether the Spring Hill project is subject to the interim control by-law applicable to development projects in Knowlton;

BRENDA STONE

(35:15)

20. She asks how many vehicles the Brome Lake Town owns;

IN CASE OF DISCREPANCY, THE FRENCH VERSION SHALL PREVAIL

(35:50)

21. She would like to know the amount paid for insurance on these vehicles;

(35:58)

22. She asks whether the Town plans to purchase new vehicles for fiscal year 2026;

(36:31)

23. She asks that the Town prioritize treating manganese in the water before building the new fire station;

PETER WHITE

(39:10)

24. He asks for clarification and questions Council’s approval of the SCAOPI for 635 Lakeside Road;

Comments made during item 4.3.3—SPAIP—161 Foster Road

EDITH ST-PIERRE AND ROGER WALLIS

(44:22)

25. They request further clarification regarding the SPAIP application for 161 Foster Road.

3. ADMINISTRATION / LEGISLATION

3.1. ADMINISTRATION

2026-09-257 3.1.1. Accounts Payable and Lists of Checks Issued

It is
Proposed by Patrick Ouvrard
Seconded by Robert Laflamme
And unanimously adopted by a vote

THAT the Council approves the following lists:

- Accounts Payable: \$1,691,974.69
- Checks Issued #2026-09: \$995,683.95

APPROVED

3.1.2. Progress reports, invoices, and miscellaneous expenses

3.1.2.1. Interim statements

2026-09-258 3.1.2.1.1. AO VLB2026-01 - Roadwork - Repairs to Fulford Road

WHEREAS the request for payment of progress payment #2 (invoice #A028180011642026) from Eurovia in the amount of

\$1,564,012.35, including taxes, for work performed under contract AO VLB2026-01—Roadwork—Repair of Fulford Road. This amount includes a 10% retention;

WHEREAS this amount includes the following two (2) change orders totaling \$21,165.74, including taxes:

- DC-06 - Fuel Indexation May–June 2026: \$8,046.61, including taxes;
- DC-07 - Fuel indexation for July–August 2026: \$13,119.13, including taxes;

WHEREAS the payment recommendation by Laura Lee, Head of Technical Services, to pay this interim statement 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 interim statement #2 (invoice #A028180011642026) from Eurovia in the amount of **\$1,564,012.35**, including taxes, for work performed under contract AO VLB2026-01 - Roadwork - Rehabilitation of Fulford Road, including change orders DC-6 and DC-7, in the amount of \$21,165.74, 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 pay for 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

2026-09-259 3.1.3.1. Awarding of contract - VLB2026-14 - Supply of Winter Grit

WHEREAS The Town needs to purchase approximately 4,000 metric tons of winter grit (AB-10) for its snow removal operations for the 2026–2027 season;

WHEREAS The Town issued a restricted call for bids. The Town invited three (3) companies and received the following bid in connection with the awarding of this contract:

IN CASE OF DISCREPANCY, THE FRENCH VERSION SHALL PREVAIL

Bidders	Price (taxes included)
Allard et Allard Construction Inc.	\$82,782.00

- WHEREAS
- the bid submitted by Allard & Allard Construction Inc., in the amount of **\$82,782.00**, including taxes, is in compliance;
- WHEREAS
- the request for proposals requires the Town to analyze the cost of transporting materials from the bidder’s warehouse to the municipal garage as part of the calculation;
- WHEREAS
- the recommendation by Jean-Philippe Roy, Public Works Division Chief, to accept the bid from Allard & Allard Construction Inc.;

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

Councilor Robert Laflamme abstains from voting.

- THAT
- the Council award the contract for the supply of winter sand to Allard and Allard Construction Inc. for snow removal operations for the 2026–2027 season, in the amount of **\$82,782.00**, including taxes.

APPROVED

2026-09-260

3.1.3.2.

Awarding of contract - VLB2026-15 - Replacement of Sanitary Sewer Line - Bondville Street

- WHEREAS
- emergency work is required to replace a sanitary sewer line over approximately 85 linear meters on Bondville Street;
- WHEREAS
- Tender VLB2026-11, covering the same work, resulted in no bids being filed;
- WHEREAS
- The Town received the following two (2) bids in connection with the awarding of this contract:

Bidders	Price (taxes included)
Excavation St-Pierre et Tremblay	\$476,526.76
TGC	\$745,000.00

- WHEREAS
- the lowest compliant bid is that of Excavation St-Pierre and Tremblay in the amount of **\$476,526.76**, including taxes;

WHEREAS the recommendation by Marc-André Boivin, Director of Technical Services, to accept the bid from Excavation St-Pierre et Tremblay;

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

Councilor Robert Laflamme abstains from voting.

THAT the Council award the contract to Excavation St-Pierre et Tremblay for the replacement of a sanitary sewer line on Bondville Street in the amount of **\$476,526.76**, including taxes.

THAT this same amount be allocated to cover this expense, to be funded from the sewer surplus.

ADOPTED

2026-09-261 3.1.3.3. Awarding of Contract - Technical Materials Testing Services - Sewage Pipe Replacement Project - Rue de Bondville

WHEREAS the Council has awarded the contract for bid VLB2026-15 for the replacement of a sanitary sewer line on Bondville Street;

WHEREAS it is necessary to carry out the awarding of a contract for technical material inspection services for this project;

WHEREAS The Town requested five (5) bids and received the following five (5) bids in connection with the awarding of this contract:

Bidders	Price (taxes included)
LMT Experts Inc.	\$13,268.12
Groupe ABS	\$14,206.54
Englobe Corp.	\$15,015.73
Les Services EXP inc.	\$15,057.36
Artelia Canada Inc.	\$15,382.01

WHEREAS the lowest compliant bid is that of LMT Experts Inc. in the amount of **\$13,268.12**, including taxes;

WHEREAS the recommendation by Marc-André Boivin, Director of Technical Services, to accept the bid from LMT Experts Inc.;

*It is
Proposed by Lisa Payne
Seconded by Pierre Laplante
And unanimously resolved by a show of hands*

THAT the Council award the contract to LMT Experts Inc. for technical material inspection services under bid VLB2026-15

IN CASE OF DISCREPANCY, THE FRENCH VERSION SHALL PREVAIL

for the replacement of a sanitary sewer line on Bondville Street, in the amount of **\$13,268.12**, including taxes;

THAT this same amount be allocated to cover this expense, to be funded from the sewer surplus.

ADOPTED

2026-09-262 3.1.3.4. **Awarding of Contract - Technical Services for Construction Supervision - Sanitary Sewer Line Replacement Project - Rue de Bondville**

WHEREAS the Council has awarded the contract for bid VLB2026-15 for the replacement of a sanitary sewer line on Bondville Street;

WHEREAS it is necessary to carry out the awarding of a contract for technical supervision services for this project;

WHEREAS The Town requested four (4) bids and received the following three (3) bids in connection with the awarding of this contract:

Bidders	Price (taxes included)
Côté-Jean et Associés (CJA)	\$35,469.79
Conseils SACO	\$45,277.16
Tetra Tech Qi Inc.	\$47,777.86

WHEREAS the lowest compliant bid is that of Côté-Jean et Associés (CJA) in the amount of **\$35,469.79**, including taxes;

WHEREAS the recommendation by Marc-André Boivin, Director of Technical Services, to accept the bid from Côté-Jean et Associés (CJA);

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

THAT the Council award the contract to Côté-Jean et Associés (CJA) for technical supervision services for the construction work under bid VLB2026-15 for the replacement of a sanitary sewer line on Bondville Street, in the amount of **\$35,469.79**, including taxes;

THAT this same amount be allocated to cover this expense, to be funded from the sewer surplus.

ADOPTED

2026-09-263 3.1.3.5. **Awarding of contract - Professional Services - Construction of a Test Well - Mill Road**

WHEREAS The Town is continuing its efforts to secure and diversify its drinking water supply, and the exploratory well LB/FE-3-24, located in the Mill Road area, has yielded the best results;

WHEREAS The Town wishes to carry out an initial phase of work comprising the design and supervision of the construction of the well and piezometers, pumping tests with water analyses, and the preparation of a summary hydrogeological report;

WHEREAS The Town requested four (4) bids and received the following three (3) bids in connection with the awarding of this contract:

Bidders	Price (taxes included)
Groupe Conseil UDA Inc.	\$51,362.09
Laforest Nova Aqua (LNA)	\$53,914.08
Perrier Experts-Conseils Inc.	\$58,160.52

WHEREAS although the lowest compliant bid is that of Groupe Conseil UDA Inc., in the amount of \$51,362.09, including taxes, the bid from Laforest Nova Aqua (LNA), in the amount of **\$53,914.08**, including taxes, is preferable. Laforest Nova Aqua has in-depth knowledge of the sector and has previously worked on this project;

WHEREAS the recommendation by Marc-André Boivin, Director of Technical Services, to accept the bid from Laforest Nova Aqua (LNA);

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

THAT the Council award Laforest Nova Aqua (LNA) the professional services contract for the construction of a test well on Mill Road, in the amount of **\$53,914.08**, including taxes;

THAT this same amount be allocated to cover this expense, to be funded from the water reserve.

ADOPTED

2026-09-264 3.1.3.6. **Awarding of contract - Drainage Work - Intersection of Sugar Hill Road and Mont-Écho Road**

WHEREAS it is necessary to carry out corrective drainage work at the intersection of Sugar Hill Road and Mont-Écho Road;

WHEREAS The Town requested three (3) bids and received the following three (3) bids for the awarding of this contract:

IN CASE OF DISCREPANCY, THE FRENCH VERSION SHALL PREVAIL

Bidders	Price (taxes included)
Excavations G.A.L. Inc.	\$36,387.91
CMS Entrepreneurs généraux inc.	\$87,524.72
Excavation Désourdy, Inc.	\$91,723.61

WHEREAS the lowest valid bid is that of Excavations G.A.L. Inc. in the amount of **\$36,387.91**, including taxes;

WHEREAS the recommendation by Marc-André Boivin, Director of Technical Services, to accept the bid from Excavations G.A.L. Inc.;

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

THAT the Council award the contract to Excavations G.A.L. Inc. for drainage work at the intersection of Sugar Hill Road and Mont-Écho Road, in the amount of **\$36,387.91**, including taxes;

THAT this same amount be allocated to cover this expense, to be funded from the surplus earmarked for the Town’s roads.

ADOPTED

2026-09-265 3.1.3.7. **Awarding of Contract - Purchase of a Pump for Pumping Station #13**

WHEREAS Pumping Station #13 (at the corner of Centre and Bondville Streets) recently experienced a major failure in both of its pumps, which are approximately forty (40) years old and require repairs that are becoming increasingly difficult due to the limited availability of parts and specialized technicians;

WHEREAS The Town intends to replace the first pump this year to reduce the risk of further breakdowns, with the second pump potentially being replaced next year;

WHEREAS The Town requested quotes from three (3) suppliers and received the following two (2) bids:

Bidders	Price (taxes included)
LM 1947 Inc.	\$50,919.56
Pompex	\$56,934.59

WHEREAS the lowest compliant bid is that of LM 1947 Inc. in the amount of \$50,919.56, including taxes;

WHEREAS despite the price difference, the Flygt pump offered by Pompex is recommended due to its quality, reliability, durability, and the proximity of the service provided in Cowansville;

WHEREAS the recommendation by Laura Lee, Head of Technical Services, to accept Pompex's bid in the amount of **\$56,934.59**, including taxes;

*It is
Proposed by Robert Laflamme
Seconded by Pierre Laplante
And unanimously resolved by a show of hands*

THAT the Council award Pompex the contract for the purchase of a pump for Pumping Station #13, in the amount of **\$56,934.59**, including taxes;

THAT this same amount be allocated to pay for this expense, which will be funded from the sewer surplus.

ADOPTED

2026-09-266 3.1.3.8. Awarding of Contract - Annual Inspection of Sanitary Sewer Lines

WHEREAS certain sections of the sewer system are selected each year for cleaning and inspection in order to assess their condition, identify necessary repairs, and plan future work;

WHEREAS this year's work is scheduled on Knowlton Road, between Maple Street and the end of the line, near Rona, and that traffic controllers will be required since this section is located on a road under the jurisdiction of the Quebec Ministry of Transport and Sustainable Mobility (MTQ);

WHEREAS The Town requested three (3) bids and received the following two (2) bids as part of the awarding of this contract:

Bidders	Price (taxes included)
Sanivac	\$52,827.56
ICR Expert	\$27,927.43

WHEREAS the lowest compliant bid is that of ICR Expert in the amount of **\$27,927.43**, including taxes;

WHEREAS the recommendation by Laura Lee, Head of Technical Services, to accept the bid from ICR Expert;

*It is
Proposed by Claude Rajotte
Seconded by Lisa Payne
And unanimously resolved by a show of hands*

IN CASE OF DISCREPANCY, THE FRENCH VERSION SHALL PREVAIL

THAT the Council award the contract for the annual inspection of sanitary sewer lines to ICR Expert in the amount of **\$27,927.43**, including taxes.

APPROVED

2026-09-267 3.1.3.9. Awarding of contract - Redesign of the Tourism Website and Implementation of a Portal for Merchants - Modification

WHEREAS Resolution 2026-06-141 awarding of contract for the redesign of the tourism website and implementation of a portal for merchants to the company Blanko;

WHEREAS The Town wishes to add a page dedicated to job postings to the tourism website, allowing merchants and local businesses to post and update their job openings;

WHEREAS the estimated cost for this feature is \$8,278.20, including taxes, and it is recommended to enhance the existing contract;

WHEREAS this expenditure will be funded by reallocating savings realized through the reduction in duration and revision of the format of the “Les Friands” event, with no impact on the 2026 operating budget;

*It is
Proposed by Lisa Payne
Seconded by Patrick Ouvrard
And unanimously resolved by a show of hands*

THAT the Council confirms the amendment to Resolution 2026-06-141 to authorize the addition of a page dedicated to job postings to the contract awarded to Blanko, with the other provisions of the resolution and the contract remaining unchanged;

THAT an additional expenditure of up to \$8,278.20, including taxes, be authorized, bringing the maximum value of the contract to \$60,074.44, including taxes.

ADOPTED

2026-09-268 3.1.3.10. Awarding of contract - Revision of the Cultural Policy

WHEREAS in 2021, the Town adopted a cultural policy intended to guide its actions and support cultural development within its jurisdiction, which is set to expire in 2025;

WHEREAS The Town has received a grant from the Ministry of Culture and Communications as part of the renewal of its cultural policy;

WHEREAS this financial assistance will make it possible to update the cultural policy, assess the current situation, and develop a

new action plan tailored to the needs and priorities of the community;

WHEREAS The Town requested four (4) bids and received the following four (4) bids in connection with the awarding of this contract:

Bidders	Price (taxes included)
Agence Well	\$28,743.75
ArtExpert.ca (excluding graphic design services)	\$31,618.12
Artenso	\$29,207.67
Zeste Conseil	\$33,917.63

WHEREAS the lowest compliant bid is that of Agence Well in the amount of **\$28,743.75**, including taxes;

WHEREAS the recommendation of Cynthia Brunelle, Director of the Recreation, Tourism, Culture, and Community Life Department, to accept Agence Well’s bid;

WHEREAS The Town expects to receive a grant from the Ministry of Culture and Communications in the amount of \$20,000;

*It is
Proposed by Lisa Payne
Seconded by Pierre Laplante
And unanimously resolved by a show of hands*

THAT the Council award the contract to Agence Well for the revision of the cultural policy, in the amount of **\$28,743.75**, including taxes.

ADOPTED

2026-09-269 3.1.3.11. **Awarding of Contract - Purchase and Installation of Player Shelters - Baseball Field**

WHEREAS The Town wishes to install two player shelters at the baseball field located in Lions Park to improve playing conditions for the youth and adults who use the field;

WHEREAS the site currently has no shelters and the project calls for the installation of two shelters;

WHEREAS The Town requested three (3) bids and received the following three (3) bids as part of the awarding of this contract:

Bidders	Price (taxes included)
Techsport Inc.	\$57,355.28

IN CASE OF DISCREPANCY, THE FRENCH VERSION SHALL PREVAIL

Immolux Développement Construction Inc.	\$25,351.99
ABC Récréation Québec, Inc.	\$29,696.14 (excluding concrete slab/installation)

WHEREAS the lowest compliant bid is that of Immolux Développement Construction Inc. in the amount of **\$25,351.99**, including taxes;

WHEREAS Cynthia Brunelle, Director of the Recreation, Tourism, Culture, and Community Life Department, recommends accepting the bid from Immolux Développement Construction Inc.;

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

THAT the Council award the contract to Immolux Développement Construction Inc. for the purchase and installation of two player shelters at the baseball field, in the amount of **\$25,351.99**, including taxes.

ADOPTED

2026-09-270 3.1.3.12. **Awarding of contract - Professional Financial Services**

WHEREAS The Town has requested a proposal for services from the firm Asselin & Greene CPA Inc. for a fifteen (15)-week engagement, at an hourly rate of \$185 for approximately eighteen (18) hours per week;

WHEREAS the City Manager, Gilbert Arel, recommends accepting the proposal from Asselin & Greene CPA Inc. for an amount of **\$57,430.01**, including taxes, subject to adjustments based on the number of hours actually billed;

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

THAT The Council awarded Asselin & Greene CPA a contract for professional financial services in the amount of **\$57,430.01**, including taxes;

THAT this same amount be allocated to cover this expense, to be funded from budget line item 02-130-00-413.

ADOPTED

2026-09-271 3.1.3.13. **Signing Authority - Local Road Assistance Program (PAVL) - Replacement of a culvert - Brandy Road**

- WHEREAS the Local Road Assistance Program (PAVL) aims to assist municipalities in planning, improving, and maintaining the local and municipal road network infrastructure for which they are responsible;
- WHEREAS the members of the council have reviewed the terms and conditions of the PAVL, particularly those pertaining to the component covered by the application for financial assistance submitted under this program, and commit to complying with them;
- WHEREAS the projects covered by the request for financial assistance involve roads under municipal jurisdiction and work eligible for financial assistance;
- WHEREAS only work completed after the date indicated in the notification letter is eligible for financial assistance;
- WHEREAS the recipient of financial assistance must have the work completed within twelve months of the date of the notification letter and has reviewed the program eligibility restrictions set forth in Section 1.10 of the applicable terms and conditions;
- WHEREAS The Town of Brome Lake has chosen to determine the basis for calculating financial assistance according to the following option:
- a detailed estimate of the cost of the work;
- WHEREAS the Town’s project manager, Laura Lee, head of the Technical Services Division, represents the Town before the Ministry in connection with this matter;

*It is
Proposed by Robert Laflamme
Seconded by Claude Rajotte
And unanimously resolved by a show of hands*

- THAT The Brome Lake Town Council authorizes the submission of an application for financial assistance, confirms its commitment to comply with the applicable terms and conditions, acknowledges that in the event of non-compliance with these terms and conditions, the financial assistance will be terminated, and certifies that Gilbert Arel, Town Manager, is duly authorized to sign any document or agreement to that effect, including the financial assistance agreement, where applicable, with the Minister of Transportation and Sustainable Mobility.

ADOPTED

2026-09-272 3.1.3.14. Signing Authority - L'Art de vivre Project - Street Transfer

- WHEREAS the Memorandum of Understanding regarding municipal works between the developer and the Town for the Faubourg Brome Lake (L'Art de Vivre) residential project;

IN CASE OF DISCREPANCY, THE FRENCH VERSION SHALL PREVAIL

WHEREAS the conditions have been met for the transfer to the Town of lots 6 259 496, 6 259 466, 6 259 497, 6 319 345, 6 360 294, 6 259 483, and 6 259 498 to the City, including the paved streets with side ditches and two retention basins and their flow control structures;

WHEREAS the recommendation of Marc-André Boivin, Director of Technical Services, to accept the transfer of these seven (7) lots;

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

THAT The Council authorizes the mayor, Mr. Lee Patterson, and the town manager, Mr. Gilbert Arel, to sign, for and on behalf of the Town, the deeds of conveyance for lots 6 259 496, 6 259 466, 6 259 497, 6 319 345, 6 360 294, 6,259,483, and 6,259,498, including the paved streets with side ditches as well as two retention basins and their flow control structures on said lots, as well as any other document necessary to give full effect to this resolution;

THAT this resolution is subject to the following conditions:

- 1. confirmation by the Town’s Public Works Department that the current owner has completed all necessary work in accordance with the memorandum of understanding to bring the roads to be acquired into compliance;
- 2. confirmation of payment by the current owner of the Town’s invoice for quality control services in accordance with the memorandum of understanding.

THAT this resolution supersedes the signing authority granted by Resolution No. 2025-04-091.

ADOPTED

2026-09-273 3.1.3.15. **Signing Authority - Les Boisés d'Inverness Project - Transfer of Streets**

WHEREAS the Memorandum of Understanding regarding municipal works between the developer and the Town for the Les Boisés d'Inverness residential project;

WHEREAS the conditions have been met for the transfer to the Town of lots 6 409 893, 3 939 424, and 6 651 173, including the municipal sewer and water infrastructure on said lots as well as a retention basin subject to easement (2);

WHEREAS issues have been identified with the pressure sewer system, but that the council nevertheless wishes to proceed with municipalization;

WHEREAS the transfer will be conditional upon the developer’s prior payment of a specific bond in the amount of \$10,000, paid by certified check and retained permanently by the Town to cover, if necessary, infrastructure-related costs;

WHEREAS the recommendation by Marc-André Boivin, Director of Technical Services, to accept the transfer of these three (3) lots;

*It is
Proposed by Claude Rajotte
Seconded by Steven Beerwort
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 deeds of conveyance for lots 6,409,893, 3,939,424, and 6,651,173, including the municipal sewer and water infrastructure on said lots and a retention basin subject to easements (2); as well as any other document necessary to give full effect to this resolution;

THAT this resolution is subject to the following conditions:

- 1. confirmation by the Town’s Public Works Department that the current owner has completed all necessary work in accordance with the memorandum of understanding to bring the roads and infrastructure to be acquired into compliance;
- 2. confirmation of payment by the current owner of the Town’s invoice for quality control services in accordance with the memorandum of understanding;
- 3. the specific bond in the amount of \$10,000 has been submitted to the Town by certified check;

THAT this resolution supersedes the signing authority granted by Resolution No. 2024-09-246.

ADOPTED

2026-09-274 3.1.3.16. **Signing Authority - Frizzle Development Project - Transfer of Rue des Peupliers**

WHEREAS the Memorandum of Understanding regarding municipal works between the developer and the Town for the Frizzle Development residential project;

WHEREAS the conditions have been met for the transfer to the Town of lots 6 567 408 and 6 567 438, including the municipal sewer and water infrastructure on said lots and in easement; the retention basin and its flow control structure;

WHEREAS the recommendation by Marc-André Boivin, Director of Technical Services, to accept the transfer of these lots;

IN CASE OF DISCREPANCY, THE FRENCH VERSION SHALL PREVAIL

*It is
Proposed by Claude Rajotte
Seconded by Robert Laflamme
And unanimously resolved by a show of hands*

- THAT the Council authorize the mayor, Mr. Lee Patterson, and the general manager, Mr. Gilbert Arel, to sign, for and on behalf of the Town, the deeds of conveyance for lots 6 567 408 and 6 567 438, including the municipal sewer and water infrastructure on said lots and in easement; the retention basin and its flow control structure, as well as any other document necessary to give full effect to this resolution;
- THAT this resolution is subject to the following conditions:
- 1. confirmation by the Town’s Public Works and Technical Services Department that the current owner has completed all necessary work in accordance with the memorandum of understanding to bring the road to be acquired into compliance;
 - 2. confirmation of payment by the current owner of the Town’s invoice for quality control services in accordance with the memorandum of understanding.

ADOPTED

2026-09-275 3.1.3.17. Signing Authority - Sale of Lot 3,939,652

- WHEREAS Section 29.5 of the Cities and Towns Act allows a municipality to transfer, free of charge or under conditions it determines, a parcel of land of negligible value to the owner of an adjacent property;
- WHEREAS Lot 3,939,652, Quebec Land Registry, a vacant lot with an area of 1,092 square meters at the western end of Stagecoach Road, is owned by the Town;
- WHEREAS the request by Raymond Arnold, owner of the adjacent lot 6,596,011 (12 Stagecoach Road), to purchase lot 3,939,652;
- WHEREAS Lot 3,939,652 creates an isolated situation and prevents Lot 6,596,011 from accessing the public road;
- WHEREAS the recommendation by Robert Daniel, Deputy City Manager, to sell the lot, given that it serves no purpose for the Town, provided that the sale does not affect the compliance of Stagecoach Road (Lot 3,939,649);
- WHEREAS the appraisal by JP Cadrin & Associates, appraisers retained by the Town, which states that the value of Lot 3,939,652 (once combined with the adjacent Lot 6,596,011) is \$7,600.00;

*It is
Proposed by Patrick Ouvrard
Seconded by Lisa Payne*

And unanimously resolved by a show of hands

- THAT the Council authorizes the sale of Lot 3,939,652, Quebec Land Registry, to Mr. Raymond Arnold, owner of the adjacent Lot 6,596,011, for the amount of \$7,600.00;
- THAT this authorization is subject to the following conditions:
- i) Raymond Arnold shall bear all costs related to this transaction, including notary fees, land registry fees, and, if applicable, surveying or staking-out costs;
 - (ii) Stagecoach Road must remain in compliance with regulations. Raymond Arnold agrees to grant any necessary notarized easement to ensure that Stagecoach Road (Lot 3,939,649) remains a public road;
- THAT the Council authorizes the mayor, Mr. Lee Patterson, and the general manager, Mr. Gilbert Arel, to sign, for and on behalf of the Town, the deeds of sale as well as any other documents necessary to give full effect to this resolution.

ADOPTED

3.1.4. Human Resources

2026-09-276 3.1.4.1. Policy on the Prevention of Violence, Harassment, and Discrimination in the Workplace—Adoption

- WHEREAS Resolution 2018-12-455 adopting the *Administrative Policy on the Prevention of Psychological Harassment and the Handling of Reports and Complaints*;
- WHEREAS the Town Council and the Town’s senior management wish to update this policy to promote the prevention of violence, harassment, and discrimination with the aim of fostering well-being in the municipal workplace;

*It is
Proposed by Pierre Laplante
Seconded by Lisa Payne
And unanimously resolved by a show of hands*

- THAT the Council reaffirms the Town’s commitment to preventing and putting an end to all instances of violence, psychological or sexual harassment—including discriminatory harassment—and incivility in the municipal workplace;
- THAT Council adopts the *Policy on the Prevention of Violence, Harassment, and Discrimination in the Workplace*.

ADOPTED

2026-09-277 3.1.4.2. Policy on the Consumption and Use of Drugs, Alcohol, and Medications in the Workplace - Adoption

IN CASE OF DISCREPANCY, THE FRENCH VERSION SHALL PREVAIL

- WHEREAS

The Town of Brome Lake considers it essential to provide its employees with a healthy and safe work environment, free from any potential sources of danger;
- WHEREAS

The Town wishes to regulate the consumption and use of drugs, alcohol, and medications in the workplace in order to prevent situations that could compromise the health, safety, or physical and psychological well-being of its employees, citizens, and third parties;
- WHEREAS

The Town also wishes to support employees struggling with addiction and, if necessary, refer them to appropriate resources;

*It is
Proposed by Robert Laflamme
Seconded by Steven Beerwort
And unanimously resolved by a show of hands*

- THAT

Council reaffirms the Town’s commitment to maintaining a healthy and safe work environment, in particular by preventing risks associated with the consumption or use of drugs, alcohol, and medications in the workplace;
- THAT

Council adopts the *Policy on the Consumption and Use of Drugs, Alcohol, and Medications in the Workplace*.

ADOPTED

3.1.5. **Miscellaneous**

3.1.5.1. **Monthly Services Summary - August 2026**

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

2026-09-278

3.1.5.2. **Financial Compensation to the Municipality of West Bolton – Intermunicipal Agreement on Drinking Water Supply**

- WHEREAS

Resolution No. 2026-06-151 authorizes the mayor and the general manager to sign, for and on behalf of the Town of Brome Lake, an intermunicipal agreement with the Municipality of West Bolton regarding the supply of drinking water;
- WHEREAS

Resolution No. 2026-06-151 states that the Town of Brome Lake obtains its drinking water from groundwater sources located within the territory of the Municipality of Bolton-Ouest and that it is necessary to enter into an agreement to take into account changing municipal, environmental, and legislative realities;

WHEREAS the parties have agreed on the terms of an agreement governing water withdrawal in the Bailey sector, located within the territory of Bolton-Ouest;

WHEREAS this agreement provides for the payment of a lump-sum monetary compensation of \$18,000 to the Municipality of Bolton-Ouest for the work performed and the one-time costs incurred in this matter;

It is

Proposed by Patrick Ouvrard

Seconded by Claude Rajotte

And unanimously resolved by a show of hands

THAT the Council grant the Municipality of West Bolton a lump-sum monetary compensation of \$18,000, payable in accordance with the terms set forth in the intermunicipal agreement;

THAT this compensation constitutes the total and final amount payable to the Municipality of West Bolton in connection with the work performed and the one-time costs incurred in connection with the conclusion of the agreement;

THAT this same amount be allocated to cover this expense, to be funded from the water financial reserve.

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. DEPARTMENT OF URBAN PLANNING AND THE ENVIRONMENT

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 – August 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 Urban Planning Advisory Committee meeting. The Environmental Advisory Committee did not hold a meeting last August.

4.3. APPLICATIONS FOR EXTERIOR MODIFICATIONS - SPAIP

IN CASE OF DISCREPANCY, THE FRENCH VERSION SHALL PREVAIL

2026-09-279 4.3.1. 753 Lakeside Road, Lot #6 643 103, Zone URA-15-K15

Nature of the request: Installation of a sign

- WHEREAS a filing has been made to install a flat sign;
- WHEREAS this application is subject to By-law 601 on Site Planning and SPAIP (SPAIP), specifically SPAIP-5 concerning signs and murals;
- WHEREAS CCU Resolution CCU-26-073 and its recommendation to approve the application;

*It is
Proposed by Patrick Ouvrard
Seconded by Lisa Payne
And unanimously resolved by a show of hands*

Councilor Robert Laflamme abstains from voting.

THAT the Council grants the SPAIP-5 regarding the request to install a flat sign at 753 Lakeside Rd., Lot #6 643 103, Zone URA-15-K15.

ADOPTED

2026-09-280 4.3.2. 14 Davignon Street, Lot #4 266 419, Zone URA-15-K15

Nature of the request: Construction of an accessory building

- WHEREAS the filing of an application to construct an accessory building in the form of an artist’s studio;
- WHEREAS the applicants have submitted new information and clarifications that the council wishes to take into consideration before rendering its decision;
- WHEREAS this application was filed concurrently with a minor exemption application, the review of which has been deferred by the council;

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

THAT the Council postpone SPAIP-2 regarding the application to construct an accessory building, specifically an artist’s studio, at 14 Davignon Street, lot #4 266 419, zone URA-15-K15.

APPROVED

2026-09-281 4.3.3. 161 Foster Road, Lot #4 265 109, Zone UMV-2-D16

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 area in question is a heritage site and the proposed main building does not adequately blend into the surrounding built environment;
- WHEREAS the proposal to locate the double garage closer to the street than the residence;
- WHEREAS The proposed vinyl shingle siding does not harmonize with neighboring buildings, and the application must be revised;
- WHEREAS CCU Resolution CCU-26-075 and its recommendation to deny the application;
- WHEREAS the statements by the applicants, Ms. Édith St-Pierre and Mr. Roger Wallis;
- WHEREAS the applicants' request to postpone consideration of the application in order to continue discussions with the Urban Planning Department regarding possible solutions;

*It is
Proposed by Robert Laflamme
Seconded by Patrick Ouvrard
And unanimously resolved by a show of hands*

- THAT the Council postpone the SPAIP-2 concerning the construction of a main residential building at 161 Foster Road, Lot #4 265 109, Zone UMV-2-D16.

ADOPTED

4.4. MINOR EXEMPTION REQUESTS

2026-09-282 4.4.1. 63 Dumont Street, Lot #4 267 363, Zone URB-1-C16

Nature of the request: Construction of a main building on the front property line

- WHEREAS the filing of a request to authorize the construction of a residential main building located 1.6 meters from the minimum front setback line;
- WHEREAS Appendix VII of Zoning By-law No. 596 stipulates a minimum setback of 6 meters from the front line for a main building,
- WHEREAS a filing has been made seeking authorization to construct a residential main building with a front porch located 1.18 meters from the minimum front line;

IN CASE OF DISCREPANCY, THE FRENCH VERSION SHALL PREVAIL

- WHEREAS

the table in Section 31 of Zoning By-law No. 596 stipulates that a front porch may extend up to 2 meters from the front line;
- WHEREAS

the construction would also include a garage on the right side and a covered balcony on the left side;
- WHEREAS

the presence of a watercourse and a wetland at the rear of the lot limits construction possibilities, particularly due to the applicable 20-meter riparian protection zone;
- WHEREAS

CCU Resolution CCU-26-068 and its recommendation to deny the application;

*It is
Proposed by Claude Rajotte
Seconded by Steven Beerwort
And unanimously rejected by a roll call vote*

- THAT

the Council denies the request for a minor exemption to authorize the construction of a primary residential building , located 1.6 meters from the minimum front setback at 63 Dumont Street, Lot #4 267 363, Zone URB-1-C16.
- THAT

Council denies the request for a minor exemption to authorize the construction of a primary residential building with axml-ph-0000@deepl.internal, located 1.18 meters from the minimum front setback at 63 Dumont Street, Lot #4 267 363, Zone URB-1-C16;
- THAT

Council is of the opinion that the construction of the main building, as proposed, would bring the building considerably closer to the front line, which would not harmonize with the other buildings on the street and could result in a loss of enjoyment of the neighbors’ property rights;
- THAT

Council is of the opinion that the applicant would not suffer serious prejudice, since he can modify his project to improve it and bring it more into compliance with regulations.

DENIED

2026-09-283

4.4.2.

400 Lakeside Road, Lot #4 267 929, Zone RB-8-G17

Nature of the request: Construction of outbuildings

- WHEREAS

a filing has been made to allow the construction of three (3) additional outbuildings without a main building on the same lot;
- WHEREAS

the application concerns the construction of three additional outbuildings, bringing the total number on the lot to nineteen (19), for an occupancy rate of 21.2 percent, with these outbuildings located 0.76 meters from the other outbuildings and 6 meters from the front property line;

WHEREAS Zoning By-law No. 596 requires the presence of a main building for the construction of an accessory building, stipulates a minimum distance of 1.5 meters between accessory buildings, limits their number to three (3) per main building, sets their maximum occupancy percentage at 4% in Zone RB-8-G17 zone, and establishes a minimum front setback of 10.5 meters;

WHEREAS the internal management by-law applicable to 400 Lakeside Road prohibits the construction of accessory buildings on lots containing a residence;

WHEREAS CCU Resolution CCU-26-069 and its recommendation to approve the request;

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

THAT the Council approves the request for a minor exemption to construct three (3) additional outbuildings without a main building on the same lot at 400 Lakeside Road, Lot #4 267 929, Zone RB-8-G17.

ADOPTED

2026-09-284 4.4.3. 494 Centre Road, Lot #3 940 455, Zone AF-3-K3

Nature of the request: Expansion of an accessory building on the front property line

WHEREAS the filing of a request to allow the expansion of an accessory building within the minimum front yard of the lot;

WHEREAS Note 28 of the table in Section 31 of Zoning By-law No. 596 stipulates that accessory buildings may be located in the front yard only in zones ID-17-K9 and ID-23-N14, and may not be situated closer to the front line than the main building, which is protected by grandparent rights;

WHEREAS Paragraph 1 of Section 26 of Zoning By-law No. 596 permits the floor area expansion of an exempt building protected by grandparent rights when the proposed expansion complies with urban planning by-laws;

WHEREAS CCU Resolution CCU-26-070 and its recommendation to approve the application;

*It is
Proposed by Claude Rajotte
Seconded by Robert Laflamme
And unanimously resolved by a show of hands*

THAT the Council approves the request for a minor exemption to allow the expansion of an accessory building within the

IN CASE OF DISCREPANCY, THE FRENCH VERSION SHALL PREVAIL

minimum front yard of the property at 494 Chemin Centre,
Lot #3 940 455, Zone AF-3-K3.

ADOPTED

2026-09-285 4.4.4. 14 Davignon Street, Lot #4 266 419, Zone URA-15-K15

Nature of the request: Height and floor area of an accessory building

WHEREAS the filing of a request to allow the construction of an accessory building in the form of an artist’s studio with a floor area of 84.64 square meters and a height of 6.41 meters;

WHEREAS the applicants have submitted new information and clarifications that the Council wishes to take into consideration before rendering its decision;

*It is
Proposed by Patrick Ouvrard
Seconded by Pierre Laplante
And unanimously resolved by a vote*

THAT the Council postpone the request for a minor exemption to allow the construction of an accessory building, specifically an artist’s studio, with a floor area of 84.64 square meters at 14 Davignon Street, Lot #4 266 419, Zone URA-15-K15.

THAT Council postpone the application for a minor exemption to allow the construction of an artist’s studio-type accessory building with a height of 6.41 meters at 14 Davignon Street, Lot #4 266 419, Zone URA-15-K15.

ADOPTED

2026-09-286 4.4.5. 753 Lakeside Road, Lot #6 643 103, Zone UC-3-C15

Nature of the request: Height of a sign

WHEREAS the filing of a request to allow the installation of a flat sign located above the first-floor windows;

WHEREAS the zoning by-law stipulates that a flat sign must be located below the first-floor windows and that the applicable requirements must be amended to bring the current situation into compliance;

WHEREAS CCU Resolution CCU-26-072 and its recommendation to approve the application;

*It is
Proposed by Claude Rajotte
Seconded by Lisa Payne
And unanimously resolved by a vote*

Councilor Robert Laflamme abstains from voting.

THAT the Council approves the request for a minor exemption regarding the installation of a flat sign located above the first-floor windows at 753 Lakeside Road, Lot #6 643 103, Zone UC-3-C15.

ADOPTED

4.5. ZONING CHANGE REQUEST(S)

4.6. APPLICATION FOR SUBDIVISION

2026-09-287 4.6.1. Subdivision Application - Lot 5 987 407 - Park Fees

WHEREAS the filing of a subdivision application for Lot 5,987,407 to create a building lot;

WHEREAS pursuant to Section 23 of Subdivision By-law No. 597, the owner of a parcel of land covered by a plan relating to a cadastral operation must agree to transfer to the Town, free of charge, a parcel of land equal to 10% of the total area of the parcel that is suitable for the establishment or expansion of a park, playground, trail, or natural area, or to pay the Town an amount equal to 10% of the land’s value;

*It is
Proposed by Claude Rajotte
Seconded by Steven Beerwort
And unanimously resolved by a vote*

THAT the Council require a contribution of 10% of the value of the land covered by this subdivision application for Lot 5,987,407.

ADOPTED

4.7. APPLICATION(S) TO THE C.P.T.A.Q.

4.8. Other

2026-09-288 4.8.1. SCAOPI - 635 Lakeside Road - Adoption of the Second Draft

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

IN CASE OF DISCREPANCY, THE FRENCH VERSION SHALL PREVAIL

construction, modification, or occupancy of a building (SCAOPI);

WHEREAS an application for SCAOPI has been filed to allow for the construction of a single-family residential main building at 635 Lakeside Road, lots 4 265 232 and 4 772 801;

WHEREAS the applicant has submitted a natural environment characterization study for lots 4 265 232 and 4 772 801, which concludes that the portion of the Quilliams wetland buffer zone located west of Lakeside Street no longer contributes 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 providing a definite benefit to Brome Lake;

WHEREAS the project proposes two (2) elements that constitute exceptions to the urban planning by-laws:

EXEMPTION NUMBER 1

WHEREAS the project proposes the construction of a residential building within the forty-five (45)-meter riparian zone of the Quilliams wetland;

WHEREAS Section 80 of Zoning By-law No. 596 prohibits any construction within the 45-meter riparian zone of the Quilliams wetland;

EXEMPTION NO. 2

WHEREAS the project proposes the construction of a residential building at a distance of three (3) meters from the front property line;

WHEREAS Appendix II of Subdivision By-Law No. 597 requires a minimum distance of six (6) meters between a building and the front line in Zone RBE-2-E16;

WHEREAS the application was reviewed based on the criteria applicable to the SCAOPI, and the following findings were made:

- Compliance with the objectives of the urban 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 available;
- 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 set forth in the SCAOPI by-law;

WHEREAS the Planning Advisory Committee, by its Resolution CCU-26 064, recommends that the Council approve the application as submitted;

WHEREAS by Resolution 2026-08-252 of August 3, 2026, the Council adopted the First Draft of the SCAOPI;

WHEREAS a public consultation session was held on August 19, 2026, to explain the project that is the subject of the application and to hear from individuals and organizations wishing to comment on the matter;

WHEREAS The Council has taken note of the questions and comments from citizens received during this consultation;

WHEREAS since the consultation session, the applicant has submitted a revised architectural plan to bring the residential building into compliance with the maximum standard of 20% of the lot area, thereby eliminating one of the variances from the initial proposal;

*It is
Proposed by Claude Rajotte
Seconded by Robert Laflamme
And unanimously resolved by a show of hands*

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 Second 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 residence be reduced to three (3) meters;
3. that the project be carried out in accordance with the revised design concepts and amended plans submitted on September 4, 2026, and prepared by Adhoc Architects, particularly with regard to the gabled roof and black wood siding.

THAT the Council adopts the second draft of this SCAOPI based on the documents submitted by the applicant with the request, as well as the amended architectural plans filed on September 4, 2026;

IN CASE OF DISCREPANCY, THE FRENCH VERSION SHALL PREVAIL

- THAT if the SCAOPI authorized by the application has not been carried out or is not in the process of being carried out within 18 months after the adoption of the resolution granting 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 the applicant must provide a bond in the amount of \$20,000 to guarantee the completion of the construction work and the landscaping work;
- THAT any other regulatory provisions not inconsistent with this authorization shall apply;
- THAT the Council instructs the clerk to open a period for receiving applications to participate in a referendum for at least 8 days, and to issue a public notice in accordance with the law.

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—August 2026*, tabled at 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—August 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—August 2026*, tabled at this meeting under item 3.1.5.1.

2026-09-289

7.2. Requests for Financial Contributions

It is
Proposed by Pierre Laplante

*Seconded by Lisa Payne
And unanimously resolved by a vote*

Mayor Lee Patterson abstains from voting

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

- Opération Nez Rouge 2026: \$275
- Brome Lake Community Action (physical therapy program for seniors): \$6,000
- Yamaska Valley Optimist - Walk for Women’s Cancers: \$500

ADOPTED

7.3. Application(s) for Use of Public Land

8. LOCAL ECONOMY

2026-09-290 8.1. 21 to 31 Lakeside Road - Payment of the facade renovation grant

WHEREAS The Council adopted By-law 2021-08 concerning the Town’s economic development for 2021–2025;

WHEREAS one of the purposes of By-law 2021-08 is to stimulate the development of the service sector through a tax credit program for expansions and renovations of commercial buildings;

WHEREAS the property owner has submitted a complete application for financial assistance, in accordance with the by-law, for renovation work on the facade at 21–31 Lakeside Road, Lot 4 266 259, which was approved by the Council pursuant to Resolution 2025-11-323;

WHEREAS the work has been completed and complies with the permit application;

WHEREAS the recommendation of Mélissa Brock, Assistant Treasurer, to authorize the final payment of the approved financial assistance application in the amount of \$10,000;

*It is
Proposed by Patrick Ouvrard
Seconded by Robert Laflamme
And unanimously resolved by a show of hands*

THAT the Council approves the payment of the request for financial assistance for the renovation of the facade at 21–31 Lakeside Road, Lot 4 266 259, for a maximum amount of \$10,000;

THAT this same amount be allocated to cover this expense, to be funded from budget line item 02-621-00-996.

ADOPTED

9. MISCELLANEOUS

10. SECOND QUESTION PERIOD

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

ORAL QUESTIONS DURING THE SESSION

The speakers are:

SOPHIE GOSSELIN

(00:28)

26. She asks what the Town’s plans are regarding the installation of speed bumps on the trails;

(01:48)

27. Regarding manganese, she suggests banning fireworks as a way to reduce its presence in the environment;

ALAN EASTLEY

(03:37)

28. He compares the SPAIP proposal for 161 Foster Road and the SCAOPI proposal for 635 Lakeside Road. He questions the different treatment given to these two applications and expresses his disagreement in this regard;

BENOIT BOURGON

(05:02)

29. He asks which financial services are referred to in section 3.1.3.12—Awarding of contract—Financial Professional Services;

(07:03)

30. Regarding section 3.1.5.2, he asks for clarification on the amount of \$18,000 to be paid to the Municipality of West Bolton, on the monitoring of drinking water flow, and on the percentage of water the Town receives from West Bolton;

NATHALIE DE GRACE

(09:25)

31. She asks whether the planned work on the sewer lines in Bondville will eliminate the odor problems;

(10:35)

32. Regarding the planned work in the Bondville area, she would like more information on the Town’s options for ensuring the quality of the work. She also asks how the Town verifies that the work was performed correctly and that the contract requirements were met;

ALICIA SOUTHALL

(13:30)

33. She revisits the SPAIP 161, Foster Road, and SCAOPI 635, Lakeside Street, cases. She asks for an explanation of the reasoning behind why one project meets aesthetic considerations while the other does not;

(16:14)

34. She asks what the difference in floor area is between the old house and the proposed new residence at 635 Lakeside Road;

(17:20)

35. Regarding the SCAOPI at 635 Lakeside Road, she would like to know how compliance with standards is monitored and enforced with respect to the bond related to construction and landscaping;

YVES ZAHRA

(20:43)

36. He requests that a timeline be established for resolving the odor issues in the Bondville area;

BENOIT BOURGON

(22:53)

37. Regarding the SCAOPI at 635 Lakeside Road, he requests that any voter registration and referendum be held on the weekend so that a larger number of citizens can participate;

ALICIA SOUTHALL

(24:57)

38. Regarding item 3.1.3.10 - Awarding of contract - Revision of the Cultural Policy, she asks for clarification regarding grants, the number of pages in the current policy, and the number of employees currently on the team.

2026-09-291

11. ADJOURNMENT

*It is
Proposed by Lisa Payne
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 9:43 p.m.

APPROVED

_____ Lee Patterson Mayor	_____ Owen Falquero Town Clerk
---------------------------------	--------------------------------------