

CANADA
PROVINCE OF QUEBEC
TOWN OF BROME LAKE

November 4, 2024

Minutes of the regular meeting of the Town Council of Brome Lake, held Monday, November 4, 2024 at 7:00 p.m., at the Centre Lac-Brome, 270 Victoria Street, in Brome Lake.

Are present: Councillors Lucy Gagnon, Shelley Judge, Louise Morin, Pierre Laplante, Lee Patterson and Patrick Ouvrard.

All forming a quorum under the chairmanship of Mayor Richard Burcombe.

Also present were the Director General, Gilbert Arel, and the Town Clerk, Owen Falquero.

24 people attended the meeting.

1. OPENING OF THE MEETING

1.1. Opening of the meeting – General information

On establishing quorum, the mayor declared the meeting open at 7:01 p.m.

2024-11-305

1.2. Adoption/Modifications to the agenda

It is
Proposed by Lucy Gagnon
Seconded by Shelley Judge
And carried unanimously

THAT the agenda be adopted with the addition of the following items:

3.1.3.5 Awarding of contract - Purchase of a mechanical excavator

3.1.3.6 Awarding of contract – Purchase of a woodchipper

3.1.3.7 Awarding of contract – Purchase of a pick-up

ADOPTED

2024-11-306

1.3. Approval of the minutes of the regular meeting of October 7, 2024 and the extraordinary meeting of October 16, 2024

The mayor and elected officials have received copies of the minutes of the regular meeting of October 7, 2024 and the special meeting of October 16, 2024;

It is
Proposed by Lucy Gagnon
Seconded by Pierre Laplante
And carried unanimously

THAT the Council approves the minutes of the ordinary meeting of October 7, 2024 and the extraordinary meeting of October 16, 2024.

ADOPTED

1.4. 2024 comparative statements - Filing

In accordance with art. 105.4 of the *Cities and Towns Act*, the Treasurer submits two comparative statements. The first compares the revenues and expenses of the current fiscal year, realized up to the last day of August, with those of the previous fiscal year, realized during the corresponding period of August.

The second compares revenues and expenses forecast for the current fiscal year, at the time the statement was prepared and based on information available to the Treasurer, with those forecast in the budget for that year.

2. FIRST QUESTION PERIOD

This question period was the subject of a live audio recording of the session, available at <https://lacbrome.ca/en/municipal-life/council-meetings/>

WRITTEN QUESTION READ DURING THE MEETING

PAULINE LÉROUX

1. Given the high number of power outages caused by trees near power lines, shouldn't a bylaw be enacted requiring people to cut or trim trees under power lines?

ORAL QUESTIONS DURING THE MEETING

The participants are:

GUY RICHER

(01:27)

2. Mentions the dangerousness of the road to their Lakeside home (him and his neighbor), a little past the Auberge. There's a hill just before their driveway that gets very icy in winter and runs into the driveway, making it impossible to get there with their vehicle. Mr. Richer is requesting a minor derogation to install a staircase for safe access to their residence.

PATRICIA WAGNER

(07:31)

3. Concerning the contract with Ricova, is there any mention of penalties when the waste is not picked up, or when the trucks are broken, or when they don't pick up the large waste and don't come back until weeks later.

FRANÇOIS PAGÉ

(09:10)

4. Questions the planned residential project of some twenty houses on very wet land in the Tibbits Hill/St-Jude sector. How is it possible to authorize the construction of a residential project on such wet land?

PAUL PHILION

(13:05)

5. As a result of work carried out on the property before it was put up for sale, and when work began on installing the septic tank, the stone party walls of the neighboring property were discovered. It was found that these walls would not withstand the work. Another option (Hydro Kinetic) was proposed by the inspector, but there would be reluctance. Mr. Philion suggested that the Town put a moratorium on his property's acceptance of the new system, which was recently accepted by the Town of Bromont.

MARIE-PIER LAGUE

(17:56)

6. With regard to the Tibbits Hill project, since the Town's strategic plan states that it wants to protect ecological environments, she asked whether biological reports are available to the public for large-scale development projects.

FRANÇOISE CLÉMENT

(26:38)

7. Asks whether land owned by Fondation des terres du lac Brome is protected or can be sold.

3. ADMINISTRATION / LEGISLATION

3.1. ADMINISTRATION

2024-11-307

3.1.1. Accounts payable and lists of issued cheques

*It is
Proposed by Pierre Laplante
Seconded by Louise Morin
And carried unanimously*

THAT Council approves the following lists:

- Accounts payable: 556 525,86\$
- Issued cheques # 2024-11: 1 003 509,96 \$

ADOPTÉ

3.1.2. Progress reports, invoices and miscellaneous expenses

3.1.2.1. Progress reports

2024-11-308

3.1.2.1.1. AO VLB2024-02 - Repair work in the Montagne Street area - Phase 2

WHEREAS the request for payment of progressive settlement #6 (invoice #012499) from G.J. Ménard Aménagement paysager inc. in the amount of **\$708,100.01**, taxes included, for work performed under contract AO VLB2024-02 – Repair work in the Montagne Street sector - Phase 2. This amount includes a 10% holdback;

WHEREAS this amount includes the following five (5) change guidelines in the amount of **\$40,128.59**, taxes included:

- DC-7: Drainage work – Roberge Street: 4 461,03\$, taxes included;
- DC-12: Service connection #24, Harvey Street: 9 928,28\$, taxes included
- DC-13: H2 seeding + Mat: 6 592,67\$, taxes included;
- DC-14: Private concrete driveway 42 des Alizés Street: 16 630,36\$, taxes included;
- DC-16: Ajustment of the manhole RSE-159: 2 516,25\$, taxes included;

WHEREAS the payment recommendation of Avizo Experts-Conseils to pay this progressive settlement #6 in the amount of \$708,100.01, taxes included, including the change guidelines in the amount of \$40,128.59, taxes included;

WHEREAS payment recommendation from Laura Lee, Head of Technical Services, to pay this progressive settlement with the guideline changes;

*It is
Proposed by Louise Morin
Seconded by Patrick Ouvrard
And carried unanimously*

THAT Council authorizes payment of progressive settlement #6 (invoice #012499) to G.J. Ménard Aménagement paysager inc. in the amount of **\$708,100.01**, taxes included, for work performed in execution of contract AO VLB2024-02 – Repair work in the Montagne Street sector - Phase 2, including change guidelines DC-7, DC-12, DC-13, DC-14 and DC-16, said payment being conditional upon receipt by the Town of all documents required to release payment, including proof of payment from subcontractors and/or suppliers, if applicable.

THAT be allocated to the payment of this expense the same amount, which will be financed from By-law 2021-07 decreeing an expense of \$6,499,247 and a loan of \$4,580,183 for repairs to the water and sewer systems of roads in the Montagne Street sector, repayable over a twenty (20) year period.

ADOPTED

2024-11-309

3.1.2.1.2. AO VLB2023-18 - Roadworks - Construction of a pathway - Jean-Lapierre Street

WHEREAS the request for payment of progressive settlement #3 (invoices 012472 and 012472-retained) from G.J. Ménard Aménagement paysager inc. in the amount of **\$27,481.73**, taxes included, for work performed under contract VLB2023-18 - Construction of a pathway - Jean-Lapierre Street;

Consultation version
In case of discrepancy, the French version shall prevail

WHEREAS this payment request includes the following change guideline:

- DC-2: Landscaping work: \$6,659.05, taxes included;

WHEREAS EXP consultant's payment recommendation to pay progressive settlement #3 with change guideline DC-2;

WHEREAS payment recommendation from Laura Lee, Manager - Technical Services, to pay progressive settlement #3 with change guideline DC-2;

*It is
Proposed by Shelley Judge
Seconded by Lucy Gagnon
And carried unanimously*

THAT Council authorize the payment of progressive settlement #3 (invoices 012472 and 012472-retenu) to G.J. Ménard Aménagement paysager inc. in the amount of **\$27,481.73**, taxes included, including change guideline DC-2, for work performed in execution of contract VLB2023-18 - Construction of a pathway - Jean-Lapierre Street, said payment being conditional upon receipt by the Town of all documents required to release payment, including proof of payment from subcontractors and/or suppliers, if applicable.

THAT be allocated to the payment of this expense the same amount, which will be financed from Borrowing By-law 2021-05 (repair of various pathways).

ADOPTED

2024-11-310

3.1.2.1.3. AO VLB2023-19 - Roadworks - Rock Hill and Jolibourg sectors - Final settlement

WHEREAS the request for payment of progressive settlement #3 (invoice #4976-02) from Huard Excavation inc. in the amount of **\$156,689.84**, taxes included, for work performed under contract VLB2023-19 - Roadwork - Rock Hill and Jolibourg sectors;

WHEREAS this claim includes the following guideline changes:

- DC-4: Sewer accessory adjustments: \$15,521.63, taxes included;
- DC-5: Repair of a water break: \$14,564.37, taxes included;
- DC-6: Asphalt adjustment: \$1,090.07, taxes included

WHEREAS EXP consultant's recommendation for payment of progressive settlement #3 in the amount of **\$156,689.84**, taxes included, including the three (3) guideline changes in the amount of **\$28,995.92**, taxes included;

WHEREAS payment recommendation from Laura Lee, Manager - Technical Services, to pay this progressive settlement with the three (3) guideline changes;

*It is
Proposed by Shelley Judge
Seconded by Patrick Ouvrard
And carried unanimously*

THAT Council authorizes the payment of progressive settlement #3 (invoice #4976-02) to Huard Excavation inc. in the amount of **\$156,689.84**, taxes included, including guideline changes DC-4, DC-5 and DC-6, for work performed under contract VLB2023-19 - Roadwork - Rock Hill and Jolibourg sectors, said payment being conditional upon receipt by the Town of all documents required to release payment, including proof of payment from subcontractors and/or suppliers, if applicable.

THAT be allocated to the payment of this expense the same amount, which will be financed from the restricted surplus fund (accounting item #59-131-00-000) for road repairs.

ADOPTED

3.1.2.2. Invoices and miscellaneous expenses

3.1.3. Agreements, contracts and mandates

2024-11-311

3.1.3.1. Contract awarded - Server maintenance, antivirus and backups

WHEREAS the need for server maintenance and back-up services for the Town's IT system;

WHEREAS Équipe Microfix has been providing these services since 2022;

WHEREAS Équipe Microfix proposes the renewal of the contract for 2025 according to the following service offer 34813:

Services	Annual price (taxes included)
Monthly maintenance	\$9,243.99
Antivirus licence	\$12,417.00 (approximately)
Backup copy \$0.20/GB/mois	\$24,835.00 (approximately)

WHEREAS the approximate total amount of the bid is **\$46,496.00**, taxes included;

WHEREAS the recommendation of Caroline Cusson, Director of Finance and Treasury, to accept the bid from Équipe Microfix;

It is

Consultation version
In case of discrepancy, the French version shall prevail

*Proposed by Louise Morin
Seconded by Lee Patterson
And carried unanimously*

THAT Council awards Équipe Microfix the 2025 contract for server maintenance services and backups for the Town's computer system in the approximate amount of **\$46,496.00**, taxes included.

ADOPTED

2024-11-312

3.1.3.2. Signature Mandate - Transport Adapté Pour Nous Inc.

WHEREAS the Town has joined forces with Transport adapté pour Nous Inc. for the years 2023 and 2024;

WHEREAS the Town has reviewed Transport adapté pour Nous Inc.'s service offer for 2025 and is satisfied with it;

*It is
Proposed by Lucy Gagnon
Seconded by Lee Patterson
And carried unanimously*

THAT the Town confirms its participation in Transport Adapté Pour Nous Inc. and renews its agreement with the organization for the year 2025;

THAT the Town appoints Transport Adapté Pour Nous Inc. as the delegated organization to manage the money and the paratransit service;

THAT the Town accepts that the City of Waterloo represent it as mandatory town;

THAT the Town accepts the 2025 transport plan;

THAT the Town accepts the 2025 budget estimates of Transport Adapté Pour Nous Inc.;

THAT the Town agrees to remit its share for the year 2025 in the amount of **\$32,186** to Transport Adapté Pour Nous Inc.;

THAT the Town accepts the following schedule for the year 2025:

- 52 weeks / year
- Monday to Friday, 7 a.m. to 9 p.m.
- Saturday 8.00 am to 6.00 pm
- Sunday: 10 a.m. to 6 p.m.
- Statutory holidays: 9.00 a.m. to 7.00 p.m.

THAT the Town accepts the fares for 2025 proposed by Transport Adapté Pour Nous Inc.:

- \$3.25/passage anywhere on the territory
- \$6.50/passage for Granby, Cowansville, Bromont and Sutton;

- \$8.75/passage for Magog
- \$34.00/passage for Sherbrooke
- \$30.00/booklet of 10 coupons of \$3.25

THAT attendants must pay the same amount as the user, except for mandatory attendants and trips to Sherbrooke;

THAT travel to Magog and Sherbrooke is for medical reasons only;

THAT Council appoints Councillor Pierre Laplante to the Board of Directors of Transport Adapté Pour Nous Inc.

ADOPTED

2024-11-313

3.1.3.3. Signing mandate - Intermunicipal agreement with West Bolton concerning cost sharing of first responder service - Renewal

WHEREAS the Town already has an agreement with the municipality of West Bolton to share the costs of the first responders service;

WHEREAS Council wishes to renew this agreement for the period 2025-2030;

WHEREAS in 2023, the Town renewed the agreement with West Bolton concerning cost-sharing for the fire protection service, for the period 2023-2038;

*It is
Proposed by Patrick Ouvrard
Seconded by Louise Morin
And carried unanimously*

THAT Council mandates the Mayor, Mr. Richard Burcombe, and the Director General, Mr. Gilbert Arel, to sign, for and in the name of the Town, the renewal of the intermunicipal agreement between Town of Brome Lake and the Municipality of West Bolton concerning the sharing of costs for the first responders service, as well as all necessary documents to give effect to this resolution.

ADOPTED

2024-11-314

3.1.3.4. Signature mandate - Grant application - Public contract

WHEREAS the program Initiative ministérielle Proximité 2024-2026, part 1 - Appui aux initiatives collectives of the Ministère de l'Agriculture, Pêcheries et Alimentation (Ministry of Agriculture, Fisheries and Food);

WHEREAS the Town wishes to apply for financial assistance from this program for a project to develop shaded areas at the Brome Lake public market;

It is

Consultation version

In case of discrepancy, the French version shall prevail

*Proposed by Lucy Gagnon
Seconded by Louise Morin
And carried unanimously*

THAT Council authorize Caroline Cusson, Director of Finance and Treasury, to sign for and in the name of the Town, an application for financial assistance under the Proximité 2024-2026 Ministerial Initiative program, Part 1 - Support for collective initiatives; as well as all documents necessary to give full effect to the present resolution.

ADOPTED

2024-11-315 3.1.3.5. Awarding of contract - Purchase of a mechanical excavator

WHEREAS Council approves the purchase of a mechanical excavator for the Public Works Department to carry out various tasks in parks and on trails;

WHEREAS the Town received the following three (3) bids in regard to awarding this contract:

Tenders	Price (taxes included)
Kubota Drummondville	\$98,878.50
Les Équipements Pinso	\$94,279.50
Groupe Lafrenière	\$147,168.00

WHEREAS the lowest compliant bid is from Les Équipements Pinso, but the excavator proposed by Kubota Drummondville does not require any repairs or upgrades;

WHEREAS the recommendation of Jean-Philippe Roy, Public Works Division Manager, to accept the bid submitted by Kubota Drummondville in the amount of **\$98,878.50**, taxes included;

*It is
Proposed by Lee Patterson
Seconded by Shelley Judge
And carried unanimously*

THAT the Council awards the contract for the purchase of an excavator to Kubota Drummondville in the amount of **\$98,878.50**, taxes included.

ADOPTED

2024-11-316 3.1.3.6. Awarding of contract - Purchase of a woodchipper

WHEREAS Council approves the purchase of a new woodchipper to continue arboricultural work on the territory;

WHEREAS the Town received the following two (2) bids in regard to the awarding of this contract:

Tenders	Price (taxes included)
Vermeer Canada Inc.	\$84,794.06
Powertech	\$85,552.90

WHEREAS the lowest compliant bid is that of Vermeer Canada Inc. in the amount of **\$84,794.06**, taxes included;

WHEREAS the recommendation of Jean-Philippe Roy, Public Works Division Manager, to accept the bid submitted by Vermeer Canada Inc.;

*It is
Proposed by Pierre Laplante
Seconded by Patrick Ouvrard
And carried unanimously*

THAT Council awards Vermeer Canada Inc. the contract for the purchase of a woodchipper in the amount of **\$84,794.06**, taxes included.

ADOPTED

2024-11-317 3.1.3.7. warding of contract - Purchase of a pickup truck

WHEREAS Council approves the purchase of a pickup truck for the Public Works and Technical Services departments;

WHEREAS the Town received the following three (3) bids in regard to awarding this contract:

Tenders	Price (taxes included)
Boisvert Chevrolet Buick GMC	\$48,288.35
Saint-Jérôme Chevrolet	\$65,411.58
Val Estrie Ford	\$64,386.00

WHEREAS the lowest compliant bid is that of Boisvert Chevrolet Buick GMC in the amount of **\$48,288.35**, taxes included;

WHEREAS the recommendation of Jean-Philippe Roy, Public Works Division Manager, to accept the bid submitted by Boisvert Chevrolet Buick GMC;

*It is
Proposed by Lucy Gagnon
Seconded by Louise Morin
And carried unanimously*

THAT Council awards Boisvert Chevrolet Buick GMC the contract for the purchase of a pickup truck in the amount of **\$48,288.35**, taxes included.

Consultation version
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ADOPTED

3.1.4. Human resources

2024-11-318

3.1.4.1. First responders - Designation of new members

WHEREAS The Director of the Fire and Public Safety Department and the Human Resources Advisor recommend that Council designate the following persons as Town First Responders:

- i) Susan Anderson
- ii) Lesley-Anne Picard

*It is
Proposed by Patrick Ouvrard
Seconded by Pierre Laplante
And carried unanimously*

THAT Council ratifies the recommendations of the Director of the Fire and Public Safety Department and the Human Resources Advisor and designates the following persons as First Responders for the Town, at the salary and conditions stipulated in the First Responders Protocol:

- i) Susan Anderson;
- ii) Lesley-Anne Picard

THAT These appointments are conditional on successful completion of the first responder course and obtaining a class 4A emergency vehicle driver's license. The starting date is to be determined on the basis of successful completion of the course, obtaining the 4A license and the availability of each candidate;

THAT designated candidates will be subject to a probation period in accordance with the protocol of working conditions for first responders.

ADOPTED

2024-11-319

3.1.4.2. Nicholas Brien - Director RTCCL replacement – End of probation

WHEREAS resolution 2024-05-124 appointing Nicholas Brien to the position of Director of Recreation, Tourism, Culture and Community Life for a 16-month replacement contract;

WHEREAS the recommendation of Assistant General Manager Robert Daniel concerning the termination of Mr. Brien's probation;

*It is
Proposed by Pierre Laplante
Seconded by Lucy Gagnon
And carried unanimously*

THAT Council approves, effective November 6, 2024, the end of Nicholas Brien's probationary period as Director of Recreation, Tourism, Culture and Community Life for a replacement contract of 16 months.

ADOPTED

3.1.5. Miscellaneous

2024-11-320

3.1.5.1. Guideline from the Minister of the French Language regarding the use of a language other than the official language by a municipal organization recognized under section 29.1 of the Charter of the French Language - Adoption

WHEREAS section 29.15 of the Charter of the French Language requires administrative organizations to adopt a guideline specifying the situations in which they intend to use a language other than French;

WHEREAS the Town of Brome Lake is an administrative organization covered by the Charter;

WHEREAS Council mandated the Clerk to propose a policy for the translation of official documents into English;

*It is
Proposed by Louise Morin
Seconded by Pierre Laplante
And carried unanimously*

THAT Council adopts the Guideline on the use of a language other than the official language by a municipal organization recognized under section 29.1 of the Charter of the French Language.

ADOPTED

2024-11-321

3.1.5.2. Rendering of accounts report - Rehabilitation of the Brome Road bicycle path - Véloce III

WHEREAS Town of Brome Lake is aware of the terms and conditions for the application for financial assistance under the Programme d'aide financière aux infrastructures de transport actif (Véloce III) and undertakes to comply with them;

WHEREAS only work completed after the date shown on the letter of announcement is eligible for financial assistance;

WHEREAS for fiscal year 2023-2024, eligible expenses may include those incurred between April 1, 2022 and the date of the project announcement letter;

WHEREAS the work was carried out between September 1, 2024 and September 30, 2024;

Consultation version

In case of discrepancy, the French version shall prevail

WHEREAS Town of Brome Lake transmits to the Ministry the accountability form as well as the report of the work done, which must include:

- details of expenses incurred (invoices, progress statements and any other document attesting to the sums spent);
- mention of any other reimbursements obtained for the work covered by the financial assistance (tax refunds, other financial assistance, etc.);
- results for the following indicators:
 - number of kilometers of bicycle and multi-purpose paths maintained (part 3);

*It is
Proposed by Shelley Judge
Seconded by Patrick Ouvrard
And carried unanimously*

THAT Council of Town of Brome Lake authorizes the presentation of the work report, including the rendering of accounts related to the eligible work according to the terms and conditions in effect, acknowledges that in the event of non-compliance, the financial assistance will be terminated, and certifies that Caroline Cusson, Director of Finance and Treasury, is duly authorized to sign any document or agreement to this effect with the Minister of Transport and Sustainable Mobility.

ADOPTED

2024-11-322

3.1.5.3. Support - Townshippers' Association - Grant application - Data Portrait Program

WHEREAS Canadian Heritage offers grants under their Development of Official-Language Communities Program;

WHEREAS the Townshippers' Association is proposing to apply for a grant for a project called Data Portrait;

WHEREAS this project proposes an exhaustive study of the English-speaking community of the Eastern Townships, followed by a statistical analysis of the data;

*It is
Proposed by Shelley Judge
Seconded by Pierre Laplante
And carried unanimously*

THAT Council supports the Townshippers' Association in submitting a grant application to Canadian Heritage for its Data Portrait project.

ADOPTED

2024-11-323

3.1.5.4. Support - Integrated planning of green infrastructure for the resilience of 5 MRCs in the Yamaska watershed

WHEREAS the Ministère de l'Environnement, de la Lutte contre les changements climatiques, de la Faune et des Parcs proposes environmental projects as part of its OASIS program;

WHEREAS the recommendation of Anaïs Renaud, environmental consultant, to support and participate in the Integrated planning of green infrastructures for the resilience of 5 MRCs in the Yamaska watershed;

*It is
Proposed by Louise Morin
Seconded by Patrick Ouvrard
And carried unanimously*

THAT Council supports the Integrated planning of green infrastructure for the resilience of 5 MRCs in the Yamaska watershed project and authorizes the Town's participation with concrete technical support from our staff, representing an in-kind contribution of **\$8,743.15**.

ADOPTED

2024-11-324

3.1.5.5. Support - Denunciation to the Ministère des Transports concerning trucking on municipal roads

WHEREAS it has been brought to the attention of the MRC council that, due to the rehabilitation of a bridge in Bedford, the Ministère des Transports et de la Mobilité durable is requiring excessive detours for trucking in the region, in excess of 50 kilometers;

WHEREAS this situation is unacceptable, as it has a negative impact on the environment, transport times and the economy;

WHEREAS some truckers use municipal roads to reduce the length of the proposed detour, thereby endangering the safety of pedestrians, cyclists and motorists, and damaging municipal infrastructure;

WHEREAS this situation could be resolved, notably by negotiating the terms of use of municipal roads to reduce detours, and by agreeing to assume the cost of rebuilding municipal roads;

*It is
Proposed by Lee Patterson
Seconded by Shelley Judge
And carried unanimously*

THAT Council requests that the Ministère des Transports et de la Mobilité durable take action to regularize the situation, in particular by avoiding excessive detours for trucking, and by initiating a conversation with the concerned municipalities on this subject;

THAT a copy of this resolution be forwarded to Minister Isabelle Charest, MNA for Brome-Missisquoi, and to the local municipalities of the MRC for their support.

ADOPTED

3.2. LEGISLATION – NOTICE OF MOTION / BY-LAWS

3.2.1. By-laws – Notice of motion/Presentation

3.2.2. By-laws - Adoption

2024-11-325

3.2.2.1. By-law 596-19 modifying zoning by-law 596 – final adoption

WHEREAS the notice of motion, presentation, tabling and adoption of the First Draft of By-law 596-19 were given at the regular Council meeting of September 3, 2024;

WHEREAS Councillor Lee Patterson outlined the purpose and scope of the by-law. The purpose of the first draft of by-law 596-19 is specifically to add the following use to the grid of permitted uses in the UMV-3-H12 zone (Appendix XI of zoning by-law 596):

Category 32

Establishments providing personal services such as barbers, hairdressers, beauticians, milliners, laundresses, solvent-free dry cleaners, cab docks, tailors, shoemakers, photographers and other providers of similar services

WHEREAS a public consultation on the First Project was held on October 3, 2024;

WHEREAS the Second Draft of this by-law containing a provision subject to referendum approval was adopted at the Council's regular meeting of October 7, 2024;

WHEREAS the Second Draft modifies the text of the First Draft to limit the C32 use in the UMV-3-H12 zone as follows:

Only establishments used for the personal services of barbers, hairdressers, beauticians, milliners, laundresses, solvent-free dry cleaners, cab ranks, tailors, shoemakers and photographers

WHEREAS a public notice informing “Interested Persons” of their right to request participation in a referendum was published on October 14 and 15, 2024;

WHEREAS the Town held a period for receiving applications to participate in a referendum from October 16 to 28, 2024;

WHEREAS the number of requests necessary for the holding of a register requesting the holding of a referendum has not been

reached and that, consequently, by-law 596-19 may be adopted;

WHEREAS the clerk took the necessary steps to ensure that By-law 596-19 was made available for public consultation at the start of the meeting;

*It is
Proposed by Lucy Gagnon
Seconded by Lee Patterson
And carried unanimously*

THAT the council adopts by-law 596-19 amending zoning by-law 596.

ADOPTED

4. URBAN PLANNING AND ENVIRONMENT DEPARTMENT

4.1. Tabling of the report by the Urban Planning and Environment Department

Tabling of the monthly report from the Urban Planning and Environment Department.

4.2. Tabling of the minutes of the monthly meetings of the Planning Advisory Committee and the Environmental Advisory Committee

Tabling of minutes of two Planning Advisory Committee meetings and one Environment Advisory Committee meeting.

4.3. EXTERIOR MODIFICATION APPLICATIONS - PIIA

2024-11-326

4.3.1. 70 Lakeside Road, lot #4 266 337, zone UCV-4-K15

Nature of request: Installation of a sign on a post

WHEREAS submitting an application to install a pole-mounted sign;

WHEREAS CCU resolution CCU-24-097 and its recommendation to accept the request;

*It is
Proposed by Lee Patterson
Seconded by Louise Morin
And carried unanimously*

THAT Council accepts the request to install a pole-mounted sign at 70 Lakeside Road, lot 4 266 337, zone UCV-4-K15.

ADOPTED

2024-11-327

4.3.2. 1108 Knowlton Road, lots #3 938 315 to 3 938 318, zone UC-1-M2

Consultation version
In case of discrepancy, the French version shall prevail

Nature of request: Installation of a sign

WHEREAS submitting an application to install a sign;

WHEREAS CCU resolution CCU-24-098 and its recommendation to accept the request;

*It is
Proposed by Lee Patterson
Seconded by Shelley Judge
And carried unanimously*

THAT Council approves the request to install a sign at 1108 Knowlton Road, lots #3 938 315 to 3 938 318, zone UC-1-M2.

ADOPTED

2024-11-328 4.3.3. 4 Mont-Echo Road, lot #4 471 088, zones UCV-6-L15 & UCV-7-L15

Nature of request: Installation of a sign

WHEREAS submitting an application to install a sign;

WHEREAS CCU resolution CCU-24-099 and its recommendation to accept the request;

*It is
Proposed by Lee Patterson
Seconded by Louise Morin
And carried unanimously*

THAT Council accepts the request to install a sign at 4 Mont-Echo Road, lot #4 471 088, zones UCV-6-L15 & UCV-7-L15.

ADOPTED

2024-11-329 4.3.4. 24 Davignon Street, lot #4 266 408, zone URA-15-K15

Nature of request: Renovation of a main residential building

WHEREAS Tabling an application to renovate a main residential building;

WHEREAS CCU resolution CCU-24-100 and its recommendation to accept the request;

WHEREAS the building is listed in the Inventaire du patrimoine bâti (Fiche 39) with a Strong heritage value.

WHEREAS the town has mandated a professional opinion from the firm Bergeron Gagnon concerning the exterior work proposed in this application;

*It is
Proposed by Lee Patterson*

*Seconded by Louise Morin
And carried unanimously*

THAT Council approves this request to renovate a main residential building at 24 Davignon Street, lot #4 266 408, zone URA-15-K15, subject to the following conditions:

- i) installation of double-hung windows in the new veranda;
- ii) maintaining turned wooden columns at the gallery.

ADOPTED

4.4. REQUEST FOR MINOR DEROGATION

2024-11-330

4.4.1. 204 Bondville Street, lot #3 938 670, zone UV-13-I13

Nature of request: Installation of a generator in the side setback

WHEREAS the tabling of a request to allow the installation of a generator in the left side setback at a distance of 0.945 metres from the lot line at 204 Bondville Street, lot 3 938 670;

WHEREAS Section 31 of Zoning By-law 596 stipulates that a generator must be installed at a minimum distance of 3 metres from a lateral lot line;

WHEREAS the residence is located 2.03 metres from the lateral line on the left side;

WHEREAS CCU resolution CCU-24-101 and its recommendation to refuse the request, the committee being of the opinion that the proximity of the generator to the neighbors' residence would cause prejudice to the neighbors; and that the applicant can comply with the Town's by-laws without suffering serious prejudice;

WHEREAS the applicant has submitted an amended application dated October 29, 2024, mentioning new facts and arguments in favour of its application;

*It is
Proposed by Lee Patterson
Seconded by Shelley Judge
And carried unanimously*

THAT Council refuse the request for minor derogation to allow the installation of a generator in the left side setback at a distance of 0.945 metres from the lot line at 204 Bondville Street, lot #3 938 670, zone UV-13-I13;

THAT Council is of the opinion that the applicant can comply with the Town's by-laws by placing the generator elsewhere than at the proposed location, so the refusal of the application does not cause serious prejudice;

Consultation version

In case of discrepancy, the French version shall prevail

THAT Council is of the opinion that the installation of the generator at the proposed location would adversely affect the enjoyment of the owner of the neighbouring lot, lot 3 938 667, notably because of noise.

REJECTED

4.5. ZONING CHANGE REQUEST(S)

4.6. APPLICATION(S) FOR SUBDIVISION

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

4.8. Others

5. PUBLIC SAFETY

5.1. Monthly report from the Fire and Public Safety Department and the First Responders Manager

Tabling of the monthly report of the Public Safety & Fire Department and First Responders' Supervisor

Councillor Patrick Ouvrard mentions the following points:

- the tabled report indicates 36 fire incidents and 57 first responder interventions during the month of October;
- the nautical committee met for an end-of-season review, discussing water levels, lake traffic, updating the nautical guide and the possibility of creating a navigation corridor on the lake;
- a traffic committee meeting was held to discuss the addition of signage for cyclists' safety.

6. PUBLIC WORKS AND TECHNICAL SERVICES

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

Tabling of the Public Works and Technical Services Department report

Councillor Shelley Judge mentions the following points:

- public works employees prepare for the winter season;
- installation of the ice rinks has begun, and end-of-season work continues for the horticulture division.

7. RECREATION, CULTURE, TOURISM AND COMMUNITY LIFE

7.1. Monthly report of RCTCL

Monthly reports from the Recreation, Tourism, Culture and Community Life Department.

Councillor Pierre Laplante mentions the following point:

- Mr. Brien, Acting Director, has been working on the pedestrian trail in the Jolibourg sector.

Councillor Lucy Gagnon mentions the following points:

- on October 30, a meeting entitled Café du savoir took place between artists, shopkeepers and CLB councillors;
- thanks Isabelle Daval for organizing the Halloween party in the Sentier féérique;
- On December 14, the famous Midnight Madness will take place in the village of Knowlton.

2024-11-331

7.2. Request for financial contribution - Action communautaire Lac-Brome

WHEREAS in 2023 Action communautaire Lac-Brome invested in the creation of two new positions as part of the Outreach Worker project, with the help of a financial contribution from the Town;

WHEREAS Action communautaire Lac-Brome wants to continue with this project in 2025;

*It is
Proposed by Pierre Laplante
Seconded by Shelley Judge
And carried unanimously*

THAT Council authorizes the expenditure of \$20,000 to Action communautaire Lac-Brome as a financial contribution for the Outreach workers project.

ADOPTED

2024-11-332

7.3. Other requests for financial contributions

*It is
Proposed by Pierre Laplante
Seconded by Lucy Gagnon
And carried unanimously*

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

- Association Garagona Inc.: \$500
- Knowlton Academy: \$7,500
(Knowlton Academy Garden program)

ADOPTED

7.4. Request(s) for use of the public domain

8. LOCAL ECONOMY

9. MISCELLANEOUS

2024-11-333

9.1. Council meeting schedule - 2025

WHEREAS Council to approve its regular meeting schedule for 2025;

WHEREAS Town By-law 1 stipulates that, in principle, meetings are held on the first Monday of each month;

WHEREAS the election date for municipal elections is set for November 2, 2025, so it is not possible to hold a regular meeting on the first Monday in October. Under these circumstances, it is acceptable to depart from this principle and hold a regular meeting on September 29, 2025;

*It is
Proposed by Shelley Judge
Seconded by Lucy Gagnon
And carried unanimously*

THAT Council adopts the following schedule of regular meetings for the year 2025:

- January 13 Centre Lac-Brome, 270 Victoria Street
- February 3 Centre Lac-Brome, 270 Victoria Street
- March 3 Centre Lac-Brome, 270 Victoria Street
- April 7 Centre Lac-Brome, 270 Victoria Street
- May 5 Centre Lac-Brome, 270 Victoria Street
- June 2 Centre Lac-Brome, 270 Victoria Street
- July 7 Centre Lac-Brome, 270 Victoria Street
- August 4 Centre Lac-Brome, 270 Victoria Street
- September 2 Centre Lac-Brome, 270 Victoria Street
- September 29 Centre Lac-Brome, 270 Victoria Street
- November 10 Centre Lac-Brome, 270 Victoria Street
- December 1st Centre Lac-Brome, 270 Victoria Street

ADOPTED

10. SECOND QUESTION PERIOD

A live audio recording of this question period is available at <https://lacbrome.ca/en/municipal-life/council-meetings/>

ORAL QUESTIONS DURING THE MEETING

The participants are:

RON GLOWE

(00:00)

8. Proposes that the Town resurface Fisher's Point Road, since potholes reappear after each rain and after the road has been graded.

MEGHAN SELENNE

(00:52)

9. Mentions that on the Knowlton.com Facebook page, Lac-Broome is mentioned. Is this a self-correction and reassures herself that it doesn't exist.

(02:02)

10. The large piece of land on Kennedy that belongs to the Town and where it was suggested in the strategic plan to build a seniors' residence, wouldn't the Town be prepared to donate it to a developer?

ALICIA SOUTHALL

(05:33)

11. Following the intervention of two citizens during the first question period concerning the Tibbits Hill project, she asked if she had understood correctly that the Town had refused to submit environmental reports for this project.

JOËLLE CHARTRAND

(13:27)

12. As a representative of the Carke Foundation, she would like an update on the Carke Terrace project and would like to know the next steps and deadlines.

(14:38)

13. Mentions the presence of Japanese Knotweed on her farm and in the municipal parking lot on Lakeside Road and asks if there is a deadline for its eradication.

ALICIA SOUTHALL

(16:47)

14. To what extent is the Town involved in environmental dynamics and issues for specific projects.

(20:20)

15. Asks whether the refusal of a derogation for health and safety reasons is associated with bylaw 134-3, which has been adopted.

BRENDA STONE

(25:19)

16. Asks if Public Works or another department could take a look at the Mill Road project. The workers mention that this lot is saturated.

(27:14)

17. Has the Town received plans for the interior of the 401 Knowlton Road project.

CAROLLE LAVOIE

(30:36)

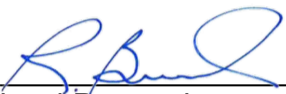
18. Asks about the road under construction at 162 Knowlton Road.

Consultation version
In case of discrepancy, the French version shall prevail


*It is
Proposed by Shelley Judge
Seconded by Louise Morin
And carried unanimously*

THAT the meeting is adjourned, there being no further items on the agenda.
The time is 8:45 p.m.

ADOPTED



Richard Burcombe
Mayor



Owen Falquero
Clerk