



VILLE DE LAC-BROME
TOWN OF BROME LAKE

**PUBLIC NOTICE
PUBLIC CONSULTATION MEETING
Draft Bylaw 596-20**

At a sitting of council held on February 2, 2026, Brome Lake Council adopted the First Draft Project of bylaw **596-20 Modifying Zoning Bylaw 596**.

The objectives of the draft bylaw are to:

- i) Amend certain definitions in order to simplify the application of urban planning standards;
- ii) Amend the minimum side setback distance and maximum percentage of occupancy for a main building in certain zones along the shore of Brome Lake;
- iii) Add certain categories of use in zone UMV-1-P3 (village of West Brome)

A public consultation meeting for Bylaw 596-20 will be held on **February 23, 2026, at 7:00 p.m.**, at Centre Lac-Brome, 270 Victoria Road, Brome Lake.

The First Draft Project of Bylaw 596-20 can be consulted on the Town web site at the following link: **lacbrome.ca/public-notices**, at the Town Hall during normal business hours, or by contacting Owen Falquero, Town Clerk, at greffe@lacbrome.ca.

Draft Bylaw 596-20 contains provisions subject to approval by referendum.

Given at Brome Lake
This February 6, 2026

Owen Falquero, B.A. LL.B. J.D.
Attorney Town Clerk

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

PROVINCE OF QUEBEC
BROME-MISSISQUOI REGIONAL COUNTY MUNICIPALITY
TOWN OF BROME LAKE

BY-LAW 596-20 (FIRST DRAFT)

BY-LAW AMENDING ZONING BY-LAW 596

WHEREAS under the Act respecting land use planning and development (R.S.Q., c. A-19.1), the Council may amend its urban planning by-laws;

WHEREAS The Town has undertaken a review of its Urban Plan in order to update its planning and development guidelines, in line with current issues in the territory and government guidelines;

- WHEREAS in the meantime, it is appropriate to adopt targeted regulatory amendments to ensure a consistent transition and respond to issues already recognized by the Town;
- WHEREAS the Brome-Missisquoi Landscape Atlas highlights structural issues, including maintaining the health of Brome Lake and managing development along the lake, which must be taken into account in the evolution of the regulatory framework;
- WHEREAS the Action Plan for a Healthy Lake confirms the Town's commitment to ensuring the health of Brome Lake by reducing the impact of development on water quality, in particular by reducing the impervious surfaces of riparian land;
- WHEREAS the Town has noted a significant number of demolition, construction, and expansion requests in the areas bordering Brome Lake, resulting in an increase in the volume of construction and a change in the built-up shoreline;
- WHEREAS this development is likely to increase impermeability and runoff and reduce views of the lake, affecting the landscape quality of the shoreline;
- WHEREAS it is necessary to ensure consistency between urban planning regulations and the guidelines set out in these planning documents in order to address the issues mentioned above;
- WHEREAS it is necessary to amend certain definitions in order to simplify and better regulate the application of urban planning standards;
- WHEREAS it is necessary to make changes to the layout standards grid for certain areas along Brome Lake in order to limit impervious surfaces and runoff;
- WHEREAS it is necessary to modify the land use grid in zone UMV-1-P3 (village of West Brome) to allow for local commercial uses that are compatible with the residential environment and to support local vitality;
- WHEREAS to achieve this objective, Zoning By-law No. 596 must be amended;

WHEREAS this draft by-law includes provisions that are subject to referendum approval;

WHEREAS it is appropriate and in the interest of the Town of Brome Lake and its taxpayers to proceed with the amendment of Zoning By-law 596;

WHEREAS a notice of motion was given by Mayor Lee Patterson at the regular meeting of February 2, 2026;

WHEREAS a public consultation meeting will be held on a date to be determined;

CONSEQUENTLY, THE COUNCIL DECREES AS FOLLOWS:

ARTICLE 1

The preamble to this by-law forms part of it.

ARTICLE 2

Section 9 of Zoning By-law No. 596 of the Town of Brome Lake, concerning specific definitions, is amended as follows:

a) By amending, in alphabetical order, the definitions of the following terms:

“Building Height (in meters)”

Vertical distance between the lowest level of the ground of a structure after final grading and a horizontal plane passing through the highest point of the structure.

“Site Occupancy Percentage”: Ratio expressed as a percentage of the land on which a building is or may be erected in relation to the entire site.

For the application of the maximum percentage of occupancy of secondary buildings in Appendix VII, excluding agricultural buildings, the percentage represents the proportion that may be occupied by all secondary buildings.

ARTICLE 3

Section 108.1 "Increase in the permitted height for buildings with a garden level" is created and inserted after Section 108 "Dimensions of the main building" as follows:

"108.1 Increase in the permitted height for buildings with a garden level

The maximum height of a residential building may be increased by two (2) meters from that required in the specifications table when the Garden Level is located only on the rear yard side.

ARTICLE 4

In Appendix VII, "Site Standards Grid by Zone," of the Zoning By-law, the specification grids for zones UV-13-I13, UV-6-I12, and UV-4-I12 are amended so that the "*Minimum Side Setback (m)*" and "*Maximum % Occupancy of Main Building*" are as follows:

Layout standards	UV-13-I13	UV-6-I12	UV-4-I12
Minimum front setback (m)	6	6	6
Minimum side setback (m)	3	3	3
Minimum rear setback (m)	3	3	3
Maximum % occupancy of main building	20	20	20
Maximum % occupancy of secondary building.	8	8	8
Maximum number of storeys	2	2	2
Maximum height for main building (m)	9.75	9.75	9.75
Other standards			

In Appendix

VII, "Zoning Standards Grid," of the Zoning By-law, the specifications grids for zones UV-14-J13, UV-11-H16, RBE-3-F16, RBE-4-G16, RBE-2-E16, and UV-11-H16 are amended so that the "*maximum percentage of main building occupancy*" is as follows

Site Standards	RBE-3-F16	RBE-4-G16	RBE-2-E16	UV-11-H16	UV-14-J13
Minimum front setback (m)	14	6	6	6	6
Minimum side setback (m)	3	5	3	3	3
Minimum back setback (m)	5	5	3	3	3
Maximum % occupancy of main building	20	20	20	20	20
Maximum % occupancy percentage for secondary buildings.	2	8	8	8	8
Maximum number of storeys	2	2	2	2	2
Maximum height for the main building (m)	9.75	9.75	9.75	9.75	9.75
Other standards					

The modified implementation standard tables are inserted in their respective places in Appendix VII.

ARTICLE 5

In Appendix VI, "Tables of specified uses by zone," in the column for zone UMV-1-P3, an "X" is added to the lines "C32 Personal services, hairdresser, beauty salon" and "C54 Indoor educational activities" to allow these uses in zone UMV-3-H12.

Primary use	UMV-1-P3
C32 Personal services, hairdresser, beauty treatments	X
C54 Indoor educational activities	X

ARTICLE 6

This by-law shall enter into force in accordance with the law.

Lee Patterson
Mayor

Ms Owen Falquero
Clerk

FOLLOW-UP:

Notice of motion: February 2, 2026
Presentation (filing) of the bill: February 2, 2026
Adoption 1st project: February 2, 2026
Public notice of consultation meeting: February 5, 2026
Consultation meeting: February 23, 2026
Adoption of final by-law:
Certificate of approval from the MRC:
Effective date: