



CANADA
PROVINCE OF QUEBEC
MRC BROME MISSISQUOI

TOWN OF BROME LAKE

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

Present: Ms. [REDACTED], member of the West-Brome/Iron Hill district, and Ms. [REDACTED], member of the East-Hill district, as well as Mr. [REDACTED], member of the Knowlton/Lakeside district, [REDACTED], Member, Mr. [REDACTED], member of the business community, [REDACTED], a member of the Foster district, and [REDACTED], a member of the Fulford/Bondville district.

All present constitute a quorum under the chairmanship of Councilor Claude Rajotte.

Also present: the secretary, Ms. Camille Urli.

1. OPENING OF THE MEETING

The meeting is called to order at 6:07 p.m.

CCU-26-006 2. ADOPTION OF THE AGENDA

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

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

APPROVED

CCU-26-007 3. ADOPTION OF THE MINUTES

*It is

Proposed by [REDACTED]
Seconded by [REDACTED]
And unanimously resolved by a show of hands*

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

APPROVED

4. FOLLOW-UP ON RECENT MEETINGS

Chairman Claude Rajotte reports on the decisions made by the Council and provides an update on draft bylaw 596-20. A CCU member reiterates his concerns regarding the removal of the provision allowing a 2-meter increase in the height of a structure with a garden-level ground floor in the rear yard. He believes that this change could have the effect of favoring flat-roofed structures and causing harm to owners

of sloped lots, as topography is no longer considered in the applicable definition.

5. PIIA APPLICATIONS

CCU-26-008

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

Nature of the application: Construction of an accessory building

WHEREAS a request to construct a building an application for a residential carport has been filed;

WHEREAS said application is subject to PIIA-2 of Bylaw 601 on PIIAs;

WHEREAS all plans, documents, and information required under the same bylaw were submitted to the Urban Planning and Environment Department along with the application;

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

WHEREAS the members evaluated the application and found it to be in compliance with the PIIA-2 criteria;

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

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

ADOPTED

CCU-26-009

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

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

WHEREAS a revised application for the construction of a main commercial building has been filed;

WHEREAS the proposed amendment concerned only the addition of 4 windows and the modification of 2 window styles;

WHEREAS said application is subject to PIIA-3 of Bylaw 601 on PIIAs;

WHEREAS the CCU approved the application to construct a commercial building at its meeting on September 22, 2025, namely Resolution CCU-25-091;

WHEREAS all plans, documents, and information required under the same bylaw were submitted to the Urban Planning and Environment Department along with the application;

WHEREAS the Urban Planning and Environment Department forwarded the application to the members of the CCU within the prescribed time limits after verifying that it was complete and in compliance;

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

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

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

ADOPTED

6. MINOR EXEMPTION REQUESTS

7. MISCELLANEOUS

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

8. NEXT MEETING

The date of the next meeting is April 20, 2026.

CCU-26-010 9. ADJOURNMENT

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

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

APPROVED

Claude
Rajotte,
Council
Member

Camille
Urli,
Secretary