

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

**CANADA  
PROVINCE OF QUEBEC  
TOWN OF BROME LAKE**

June 1, 2026

**Minutes of the regular meeting of the Town of Lac-Brome Council held on Monday, June 1, 2026, at 7:00 p.m.**, at the Centre Lac-Brome, located at 270 Victoria Street, in Brome Lake.

Present: Councilwoman Lisa Payne, and Councilmen Claude Rajotte, Pierre Laplante, Patrick Ouvrard, and Robert Laflamme.

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

Also present: the General Manager, Mr. Gilbert Arel, and the Town Clerk, Mr. Owen Falquero.

Absent: Mr. Steven Beerwort

25 people attended the meeting.

**1. OPENING OF THE MEETING**

**1.1. Opening of the meeting – General information**

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

Mayor Lee Patterson made the following remarks:

I would like to acknowledge the work of the firefighters from Brome Lake, Sutton, and Cowansville during the fire at the West-Brome Sawmill last Friday. We are in contact with the owners and the MRC to see if we can help them minimize production losses.

Hydro-Québec has confirmed that the new substation for the region will be located in Brome Lake, in the West-Brome sector, near Durkee Road. In an ideal world, no town or neighborhood should have to host a Hydro-Québec substation, which is, after all, a large structure. However, I must acknowledge the work of the committee led by Roxane Parthenais and the people who succeeded in minimizing the impacts on our region regarding the initial substation location, which would have been more drastic. There is still much work to be done on this issue, as we are still awaiting responses from Hydro-Québec regarding the rejection of Route D, which runs along Route 104. Route C has not yet been fully defined. We will continue our efforts to maximize underground cabling and minimize the impact as much as possible, for a project that is nonetheless necessary for the region.

Mr. Arel will present the figures for 2025, and the Council will also allocate funds for roads, recreational infrastructure, and support for our institutions.

---

Councilor Pierre Laplante thanked the staff who organized the Family Festival on May 30 at the Centre Lac-Brome;

Councilor Lisa Payne notes that the public market will be held every Saturday from 8:30 a.m. to 1:00 p.m., starting June 6.

**2026-06-135 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.

*APPROVED*

**2026-06-136 1.3. Approval of the minutes of the meeting of May 4, 2026**

The mayor and elected officials have received a copy of the minutes of the regular meeting of May 4, 2026;

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

THAT the Council approves the minutes of the regular meeting of May 4, 2026.

*ADOPTED*

**2026-06-137 1.4. Filing of the Financial Report as of December 31, 2025**

In accordance with section 105.1 of the *Cities and Towns Act*, the 2025 financial report, along with any other document required to be filed by the Minister, is filed. Mayor Patterson asks the interim treasurer to present the highlights of the report, in accordance with section 105.2.2 of the *Cities and Towns Act*.

*It is  
Proposed by Lee Patterson  
Seconded by Lisa Payne  
And unanimously resolved by a show of hands*

Mayor Patterson exercises his right to vote.

THAT the Council require that the 2025 financial report be posted on the Town's website.

*ADOPTED*

**2. FIRST QUESTION PERIOD**

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

**WRITTEN QUESTIONS READ DURING THE SESSION**

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

The Mayor answers the questions submitted in writing

**The speakers are:**

**FRANÇOISE STANTON**

**(00:18)**

1. The Town had informed us during a previous council meeting that trucks would henceforth be directed to use Bondville Road (Route 215) instead of Lakeside Road (Route 243). Although, as I understand it, the installation of signage is the province's responsibility, the agreement was reached several months ago.

However, according to the current signage, trucks are still directed to use Lakeside (243). A second sign 25 meters from the first, this time on Bondville (215), indicates that trucks are even prohibited on Bondville, except for local traffic.

When will this measure be implemented? Has the Town requested this from the Ministry of Transportation? Is there a scheduled date?

**ORAL QUESTIONS DURING THE SESSION**

**The speakers are:**

**LYNN MOORE**

**(02:28)**

2. She asks when the regulations for controlling invasive or harmful exotic plant species will take effect;

**(03:34)**

3. She follows up on a previous request regarding poison ivy spreading onto her property from a public lot;

**(04:32)**

4. She wants to know when the work on the ditch connecting Bondville to the lake will be completed;

**PATRICIA WAGNER**

**(05:18)**

5. She expresses concerns about the high water level in the lake and wants to know what measures the Town is planning to lower it;

**(07:03)**

6. She mentions that she has not received any information regarding the Gestion Loisirs Foster group and would like better communication;

**RON GLOWE**

**(07:39)**

7. He notes that the grading work done on Pointe-Fisher Street is insufficient and that the rain over the past few days has caused new potholes. The work has disrupted the drainage system in front of his property, and he asks the Town to make the necessary repairs to restore it;

**ALAN EASTLEY**

**(09:30)**

8. He would like the bollards marking the bike lane on Victoria Street to be removed;

**(11:52)**

9. He is asking the Town to put up a tick warning sign on the Foster bike path, as the previous sign is no longer there;

**PETER WHITE**

**(12:24)**

10. He would like to know the Town's long-term vision regarding population growth and the anticipated impacts on municipal planning (water management, strategic land use, etc.);

**ALICIA SOUTHALL**

**(5:30 p.m.)**

11. She asks for clarification on the budget for the Fulford Road rehabilitation project, particularly regarding the discrepancy between the estimates of \$6.9 million and \$7.9 million based on the communications received;

**LESLIE SAYERS**

**(7:19 p.m.)**

12. He is following up on the flooding issue reported on Iron Hill Road. Although he informed the team three weeks ago, no action has been taken to date.

### **3. ADMINISTRATION / LEGISLATION**

#### **3.1. ADMINISTRATION**

2026-06-138

##### **3.1.1. Accounts Payable and List of Checks Issued**

*It is*

*Proposed by Robert Laflamme*

*Seconded by Claude Rajotte*

*And unanimously resolved by a show of hands*

THAT the Council approves the following lists:

- Accounts Payable: \$2,337,442.02
- Cheques issued # 2026-06: \$164,455.57

**APPROVED**

##### **3.1.2. Progress reports, invoices, and miscellaneous expenses**

###### **3.1.2.1. Interim statements**

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

**3.1.2.2. Invoices and miscellaneous expenses**

2026-06-139

**3.1.2.2.1. Emergency Expenditure - Mechanical Breakdown - Pumping Station No. 12 in Bondville**

WHEREAS two mechanical breakdowns occurred in the sewer system in November and December 2025 at Pumping Station No. 12, in the Bondville sector;

WHEREAS these incidents required rapid response and, consequently, emergency expenditures to limit the damage, particularly overflows into the lake;

WHEREAS the administration awarded emergency contracts by mutual agreement to various companies to carry out electrical work, vacuum pumping, pump repairs, and excavation;

WHEREAS the following amounts, including taxes, have been incurred:

1. Allen Group – Pump repair and installation: \$29,387.51;
  2. Mega Service – Pump repair: \$52,066.85;
  3. Sanivac – Vacuum: \$77,307.74;
  4. GJ Ménard – Excavation: \$47,933.82
  5. Quilliams – Electrical: \$1,076.17
- Total: \$207,772.09**

WHEREAS additional invoices totaling nearly \$50,000, including taxes, are expected shortly;

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

THAT the Council ratifies the payment of these expenses and requests that the administration submit them to the Town's insurer for a claim;

THAT these expenses be allocated to the sewer budget lines in order to comply with the user-pays principle.

**ADOPTED**

2026-06-140

**3.1.2.2.2. Emergency Expenditure - Sewer Break on Bondville Street**

WHEREAS an emergency repair was carried out following a major break affecting a main line of the sanitary sewer system at the intersection of de Bondville and Harvey Streets;

WHEREAS the administration has awarded emergency negotiated contracts to GJ Ménard Inc., Sanivac, and Pompex to carry out the necessary work, including the mobilization of emergency crews and all required equipment;

WHEREAS the following amounts, including taxes, were incurred

1. GJ Ménard – Excavation: \$60,359.88
  2. Sanivac – Vacuum: \$47,531.95;
  3. Pompex – Pumps: \$4,528.58
- Total: \$112,420.41**

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

THAT the Council ratifies the payment of these expenses and directs the administration to submit them to the Town's insurer for a claim;

THAT these expenses be allocated to the sewer budget lines in order to comply with the user-pay principle.

**ADOPTED**

**3.1.3. Agreements, Contracts, and Mandates**

2026-06-141

**3.1.3.1. Awarding of Contract - Redesign of the Tourism Website and Implementation of a Portal for Merchants**

WHEREAS the evolution of tourism in Brome Lake requires more effective digital tools and the current Tourisme Brome Lake website no longer allows for the effective and dynamic management of tourism offerings, hence the need to completely redesign tourismelacbrome.com and implement an integrated portal for merchants, in accordance with the guidelines of the strategic tourism plan;

WHEREAS The Town requested three (3) bids and received three (3) bids that qualified under this call for tenders, the final scores and rankings of which were determined by a selection committee appointed for this purpose based on a weighted evaluation:

<b>Bidders</b>	<b>Final Score</b>	<b>Rank</b>	<b>Price (taxes included)</b>
Blanko	87.5%	1	\$51,796.24
Activis	82.5%	2	\$39,407.68
Lithium Marketing	24%	3	\$94,727.90

WHEREAS although the lowest compliant bid was submitted by Activis in the amount of \$39,407.68, including taxes, Blanko's bid was selected due to its higher score (87.5%) and its ranking (1) following the weighted evaluation conducted by the selection committee;

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

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

*It is  
Proposed by Lisa Payne  
Seconded by Pierre Laplante  
And approved by a majority of votes cast*

(5 in favor, 1 against, P. Ouvrard votes against)

THAT the Council award the contract to Blanko for the redesign of the tourism website and the implementation of a portal for merchants, in the amount of **\$51,796.24**, including taxes;

THAT the same amount be allocated to cover this expense, to be funded from the unallocated surplus of the Brome Lake Town (accounting code #59-111-00-000).

*ADOPTED*

**2026-06-142**

**3.1.3.2. Awarding of Contract - Professional Financial Services**

WHEREAS The Town must meet its management needs and fulfill its financial and treasury obligations;

WHEREAS The Town has requested a proposal for services from the firm Asselin & Greene CPA Inc. for a 70-hour engagement, ending August 31, 2026, at an hourly rate of \$185 (plus applicable taxes);

WHEREAS the City Manager, Gilbert Arel, recommends accepting the proposal from Asselin & Greene CPA Inc. for a total amount of \$14,889.26, including taxes;

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

THAT the Council award Asselin & Greene CPA a contract for professional financial services in the approximate amount of \$14,889.26, including taxes;

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

*ADOPTED*

**2026-06-143**

**3.1.3.3. Awarding of contract - Purchase of a pickup truck for the Fire Department**

WHEREAS the purchase of a pickup truck for the Fire Department is provided for in the 2026 budget for fleet renewal;

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

<b>Bidders</b>	<b>Price (taxes included)</b>
Deragon Ford Cowansville	\$81,327.57
Thibault GMC Sherbrooke	\$74,047.16
Granby Chevrolet	\$78,603.81

WHEREAS the lowest compliant bid is that of Thibault GMC Sherbrooke in the amount of **\$74,047.16**, including taxes;

WHEREAS the recommendation of Jean-Philippe Roy, Division Head of Public Works, to accept the bid from Thibault GMC Sherbrooke;

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

THAT the Council award Thibault GMC Sherbrooke the contract to purchase a pickup truck for the Fire Department, in the amount of **\$74,047.16**, including taxes.

*ADOPTED*

2026-06-144

**3.1.3.4. Award of contract - Optimization of the virtualization infrastructure and replacement of production and backup servers**

WHEREAS The Town's main server is reaching the end of its useful life and that its replacement, as well as the upgrade of the IT infrastructure, are necessary to ensure the continuity of municipal services and compliance with required licenses;

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

<b>Bidders</b>	<b>Price (taxes included)</b>
Kezber	\$41,302.04
Microfix	\$48,399.88
Softchoice	\$34,752.80

WHEREAS the lowest compliant bid is that of Softchoice in the amount of **\$34,752.80**, including taxes;

WHEREAS the recommendation of Benoit Blais, System Administrator, to accept Softchoice's bid;

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

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

THAT the Council award the contract for the IT infrastructure upgrade to Softchoice, in the amount of **\$34,752.80**, including taxes.

*APPROVED*

2026-06-145

**3.1.3.5. Awarding of contract - Professional Geotechnical Services - Fire Station**

WHEREAS the Council deems it appropriate to move forward with the construction project for the future fire station;

WHEREAS it is necessary to conduct a geotechnical study of the site of the new fire station to enable engineers to proceed with the design of the plans in accordance with the specific characteristics of the terrain, particularly with regard to structural and civil engineering requirements;

WHEREAS The Town requested five (5) bids and received the following four (4) bids in connection with the awarding of this contract:

<b>Bidders</b>	<b>Price (taxes included)</b>
Artelia	47,992.38
Groupe ABS	\$48,519.45
Englobe	\$55,762.88
LMT Experts	\$28,053.90

WHEREAS the lowest compliant bid is that of LMT Experts in the amount of **\$28,053.90**, including taxes;

WHEREAS the recommendation of Robert Daniel, Deputy Director General, to accept the bid from LMT Experts;

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

THAT the Council award LMT Experts the professional services contract for geotechnical studies for the future fire station project, in the amount of **\$28,053.90**, including taxes.

*ADOPTED*

2026-06-146

**3.1.3.6. Contract Termination - Call for Tenders VLB2023-13 Snow Removal - East-Hill Sector**

WHEREAS Resolution 2023-08-249 awarding of contract for Tender VLB2023-13 Snow Removal - East Hill Sector (2023-2028) to 3578470 Canada Inc.;

WHEREAS The Town and the Contractor, 3578470 Canada Inc., wish to terminate said contract by mutual agreement, in accordance with Section 13.01 of the contract;

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

THAT the Council authorizes the General Manager, Gilbert Arel, to sign, for and on behalf of the Town, the agreement Termination of Contract VLB2023-13 by mutual consent, thereby terminating Contract VLB2023-13 Snow Removal - East-Hill Sector (2023-2028) awarded to 3578470 Canada Inc.

*ADOPTED*

2026-06-147

**3.1.3.7. Signing Authority - CAUCA - 9-1-1 Call Services - Processing and Dispatching of Fire Calls**

WHEREAS the Chaudière-Appalaches Emergency Call Center (CAUCA) operates a primary 9-1-1 emergency call processing center as well as a secondary emergency call center that handles, in particular, calls requiring the intervention of fire services;

WHEREAS the Town of Brome Lake has been using CAUCA's services for 9-1-1 call handling since 2018;

WHEREAS the recommendation of the Director of Public Safety and Fire Services, Mr. Kevin Robinson, to award CAUCA a five (5)-year contract for 9-1-1 call services and a five (5)-year contract for the handling and dispatching of fire-related calls;

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

THAT The Brome Lake Town Council authorizes the execution with the Chaudière-Appalaches Emergency Call Center (CAUCA) of:

- a 9-1-1 call service contract, for a term of five (5) years;
- a contract for the processing and dispatching of fire-related calls, for a term of five (5) years;

THAT the mayor, Mr. Lee Patterson, and the general manager, Mr. Gilbert Arel, be authorized to sign, for and on behalf of the Town, the aforementioned contracts as well as any document necessary to give effect to this resolution;

THAT Council designate Mr. Kevin Robinson, Director of Public Safety and Fire Services, as the Town's designated representative to CAUCA in connection with the implementation of these contracts;

THAT Council designate Mr. Ross Clarkson, Chief of Operations for the Fire Department, as the alternate representative to

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

CAUCA in connection with the implementation of these contracts.

*ADOPTED*

2026-06-148

**3.1.3.8. Signing Authority - Low-Income Housing Renovation Program (PRHLM)**

**Subject: Acceptance of Municipal Obligations and Financial Commitment – Low-Income Housing Renovation Program (PRHLM)**

WHEREAS in May 2023, the Société d’habitation du Québec (SHQ) established the Low-Rent Housing Renovation Program (PRHLM) to support the renovation and modernization of the social housing stock whose agreements with the federal government have expired;

WHEREAS this program is offered in the context of agreements between the Canada Mortgage and Housing Corporation (CMHC) and the Société d’habitation du Québec (SHQ);

WHEREAS several municipalities in Quebec, particularly in rural or declining regions, have expressed difficulty in immediately covering the municipal contribution equivalent to 10% of the cost of eligible work;

WHEREAS the Ministry of Municipal Affairs and Housing (MAMH) announced in 2025 that, under the PRHLM program, municipalities will be able to use a borrowing by-law to finance their municipal contribution, subject to MAMH approval prior to the signing of contracts for the work;

WHEREAS this measure aims to facilitate the completion of renovation work necessary for the maintenance and modernization of the low-rent housing stock;

WHEREAS the Brome-Missisquoi Housing Authority wishes to enter into a financial assistance agreement with the Société d’habitation du Québec under the PRHLM program;

WHEREAS the housing complexes covered by this agreement are E.I. #1927 and E.I. #2883, located within the Town of Brome Lake;

WHEREAS the Town of Brome Lake recognizes the importance of maintaining and improving the social housing stock to meet the needs of its population;

*It is*

*Proposed by Robert Laflamme*

*Seconded by Patrick Ouvrard*

*And unanimously resolved by a show of hands*

THAT The Brome Lake Town Council reaffirms its support for the initiative of the Brome-Missisquoi Housing Authority aimed at entering into a financial assistance agreement with the

Société d'habitation du Québec under the Low-Income Housing Renovation Program (PRHLM);

THAT The Town of Brome Lake accepts the municipal obligations set forth in the PRHLM financial assistance agreement, which include, in particular:

1. recognizing and maintaining the use of the buildings in question for social housing purposes;
2. collaborating with the Société d'habitation du Québec and the Brome-Missisquoi Housing Authority in implementing the program;
3. support the maintenance and improvement of the social housing stock within its territory;

THAT The Town of Brome Lake commits to providing a municipal financial contribution equivalent to 10% of the eligible costs of the work, in accordance with the terms of the PRHLM program;

THAT The Town of Brome Lake may, if necessary, adopt a borrowing by-law to finance this municipal contribution, in accordance with the provisions set forth by the Ministry of Municipal Affairs and Housing and subject to the required approvals;

THAT this financial commitment applies to the real estate complexes E.I. #1927 and E.I. #2883, located within the territory of the Town of Brome Lake;

THAT the mayor, Mr. Lee Patterson, and the general manager, Mr. Gilbert Arel, be authorized to sign, for and on behalf of the Town, the aforementioned agreement as well as any document necessary to give effect to this resolution.

*ADOPTED*

2026-06-149

**3.1.3.9. Signing Authority - Agreement Regarding the Use of Parking - Pettes Memorial Library**

WHEREAS the Town of Brome Lake is the owner of Lot 4 266 297;

WHEREAS three (3) parking spaces located in the southwest portion of this lot, adjacent to the grounds of the Pettes Memorial Library, may be made available to the library;

WHEREAS this use is intended to meet the parking needs of users and employees of the Pettes Memorial Library;

WHEREAS The Town and the Library wish to agree on the terms and conditions for the use of these parking spaces through a written agreement;

WHEREAS the Council deems it appropriate to authorize the conclusion of this agreement;

*It is  
Proposed by Patrick Ouvrard*

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

*Seconded by Lisa Payne  
And unanimously resolved by a show of hands*

THAT The Council authorizes the conclusion of an agreement between the Town of Brome Lake and the Pettes Memorial Library regarding the use of three (3) parking spaces located on lot 4 266 297;

THAT the General Manager, Mr. Gilbert Arel, be authorized to sign, for and on behalf of the Town of Brome Lake, said agreement as well as any document necessary to give effect to this resolution.

*ADOPTED*

2026-06-150

**3.1.3.10. Signing Authority - Financial Assistance Program for Recreational, Sports, and Outdoor Infrastructure**

WHEREAS The Council has reviewed the Financial Assistance Program for Recreational, Sports, and Outdoor Infrastructure and wishes for the Town to participate in this program;

WHEREAS by Resolution 2026-04-087, Council authorized the filing of an application for financial assistance under the PARFIRSPA for the construction of a sports chalet at Lions Park;

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

THAT the Town of Brome Lake authorizes the submission of the *Sports Chalet* project at *Lions Park* to the Ministry of Education under the Financial Assistance Program for Recreational, Sports, and Outdoor Infrastructure (PARFISPA);

THAT the commitment of the Brome Lake Town to pay its share of the project's eligible costs and to cover the ongoing operating costs of the project, to assume any cost overruns resulting from the work, and not to award any contracts for direct costs prior to receiving a letter of notification from the Minister;

THAT Council designate Cynthia Brunelle, Director of the Recreation, Tourism, Culture, and Community Life Department, as the person authorized to act on its behalf and to sign on its behalf all documents relating to the above-mentioned project.

*ADOPTED*

2026-06-151

**3.1.3.11. Signing Authority - Intermunicipal Agreement with Bolton-Ouest - Drinking Water Supply**

WHEREAS The Town of Brome Lake has been obtaining its drinking water from groundwater sources located within the territory

of the neighboring municipality of Bolton-Ouest for several decades;

WHEREAS The Brome Lake Town operates these water sources in accordance with authorizations issued by the Ministry of the Environment, Climate Change, Wildlife, and Parks;

WHEREAS the only agreement reached between the two municipalities in this regard dates back to 1999 and that, since then, demographics, land use, the environmental legislative framework, and climatic realities have changed considerably;

WHEREAS it is in the interest of both municipalities to enter into a new agreement to clarify each party's responsibilities and establish a clear, shared, and sustainable vision for the years to come;

*It is*

*Proposed by Patrick Ouvrard*

*Seconded by Claude Rajotte*

*And unanimously resolved by a show of hands*

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 aforementioned agreement as well as any document necessary to give effect to this resolution.

**ADOPTED**

**3.1.4. Human Resources**

**2026-06-152**

**3.1.4.1. Office Hours - Zachary Giroux**

WHEREAS Resolution 2025-12-334;

WHEREAS the recommendation of the Head of the Public Works Division, Jean-Philippe Roy, regarding the appointment of Mr. Zachary Giroux, under the terms and conditions associated with the position of *Day Laborer – Parks and Infrastructure*;

*It is*

*Proposed by Lisa Payne*

*Seconded by Pierre Laplante*

*And unanimously resolved by a show of hands*

THAT the Council confirms, effective June 1, 2026, the permanent appointment of Mr. Zachary Giroux, under the terms and conditions associated with a permanent position as a *Day Laborer – Parks and Infrastructure*.

**ADOPTED**

**2026-06-153**

**3.1.4.2. Nomination - Town Code Enforcement Officer - Paloma Carmona Poblete**

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

WHEREAS Council has the authority to appoint officers responsible for enforcing various Town by-laws related to land use and environmental management;

WHEREAS Council wishes to grant these enforcement powers to Environmental Technician Paloma Carmona Poblete;

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

THAT the Council appoints Paloma Carmona Poblete, environmental technician, as the person responsible for enforcing any by-laws necessary in connection with her employment with the Town;

THAT the powers granted to Paloma Carmona Poblete include the powers listed in section 13 of Zoning By-law 596;

THAT Section 13, paragraph 1, item 1 of Zoning By-law 596 specifies that a person responsible for enforcing a by-law has the authority to:

...visit and inspect, between 7:00 a.m. and 7:00 p.m., any real or personal property, as well as the interior or exterior of houses, buildings or structures of any kind to ascertain whether this by-law, other by-laws, or council resolutions are being complied with, to verify any information, or to ascertain any facts necessary for the municipality to exercise the power to issue a permit, issue a notice of compliance for an application, grant an authorization, or any other form of permission conferred upon it by an Act or a by-law.

*ADOPTED*

2026-06-154

**3.1.4.3. First Responders - Appointment of New Members**

WHEREAS the Director of Public Safety and Fire Services and the Human Resources Advisor recommend to Council the appointment of the following individuals as first responders for the Town:

- i) Dominique Labrecque
- ii) Jean-François Bernard
- iii) Jessica Fleury

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

THAT The Council approves the recommendations of the Director of Public Safety and Fire Services and the Human Resources Advisor and designates the following individuals as the Town's first responders, at the salary and under the conditions stipulated in the first responders' protocol:

- i) Dominique Labrecque
- ii) Jean-François Bernard
- iii) Jessica Fleury

THAT these appointments are conditional upon successful completion of the first responder course and obtaining a Class 4A driver's license for operating emergency vehicles. The start date remains to be determined based on course completion, obtaining the Class 4A license, and the availability of each candidate;

WHEREAS the designated candidates will be subject to a probationary period in accordance with the protocol governing first responders' working conditions.

*ADOPTED*

**3.1.5. Miscellaneous**

**3.1.5.1. Filing of the Monthly Services Summary**

Mayor Patterson tabled the document entitled *Monthly Summary of Services – May 2026*. This document, which is tabled at every Council meeting, presents a summary of the activity reports from the Town's departments.

2026-06-155

**3.1.5.2. Unrestricted Surplus - Allocation (Road Repairs)**

WHEREAS the elected officials' desire to accelerate road repairs within the Town of Brome Lake;

WHEREAS the Council wishes to allocate a surplus of \$1,000,000 for future capital expenditures for road repairs in Brome Lake;

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

THAT the Council allocate \$1,000,000 for future capital expenditures for the repair of the Town's roads.

*ADOPTED*

2026-06-156

**3.1.5.3. Unrestricted Surplus - Allocation (Community Centers)**

WHEREAS The Town has three (3) community centers located in Foster, Fulford, and Bondville;

WHEREAS the age of these centres requires investments to ensure they are maintained in good condition;

WHEREAS the 2024–2028 Strategic Plan includes, among its strategic initiatives, the implementation of uniform maintenance

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

standards for all community centers to foster a greater sense of belonging to the Town;

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

THAT the Council allocate \$100,000 from the unrestricted surplus for upcoming work at the community centers in Foster, Fulford, and Bondville.

*ADOPTED*

**2026-06-157 3.1.5.4. Unrestricted Surplus - Allocation (Repair of Fulford Road)**

WHEREAS the Fulford Road rehabilitation project will take place in 2026 (tender VLB2026-01);

WHEREAS Borrowing By-Law 2026-03 (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);

WHEREAS the Council wishes to allocate a surplus of \$800,000 for the expenses of this repair project;

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

THAT the Council allocate \$800,000 for expenses related to the Fulford Road repair project (tender VLB2026-01).

*ADOPTED*

**3.2. LEGISLATION – NOTICE OF MOTION / BY-LAWS**

**3.2.1. By-laws - Notice of Motion/Presentation**

**3.2.1.1. Notice of Motion – By-law 545-4 amending By-law 545 concerning traffic and parking**

Mayor Lee Patterson gave notice of a motion whereby he or another Council member will present for adoption, at a future Council meeting, By-law 545-4 amending By-law 545 concerning traffic and parking.

The clerk has taken the necessary steps to ensure that the draft by-law is made available to the public for consultation prior to the start of the meeting. The elected officials, having received it within the time limits prescribed by law, consent to be exempted from its reading.

This draft by-law is duly introduced and tabled by Mr. Patterson, who outlines its purpose and scope. The purposes of this by-law are:

- (i) to broaden the scope of the offense set out in section 14 (bicycle lanes) and thereby enable peace officers to issue notices of violation;
- (ii) to increase the fines provided for in this by-law, in particular to ensure greater harmonization with the provisions of the Highway Safety Code;

In accordance with the Act, this draft by-law may be amended following its introduction without the need to reintroduce it.

**3.2.2. By-laws - Adoption**

2026-06-158

**3.2.2.1. Miscellaneous Borrowing By-laws - Concurrence Resolution - \$5,865,000 Bond Issue to be issued on June 15, 2026**

WHEREAS in accordance with the following borrowing by-laws and for the amounts indicated opposite each of them, the Town of Brome Lake wishes to issue a series of bonds, one bond per maturity date, for a total amount of \$5,865,000 to be issued on June 15, 2026, distributed as follows:

<b>Refinancement</b>			
R-505	Réfection d'une partie du chemin du Centre et d'une partie de la rue Bondville	5 ans	406 200 \$
		5 ans	172 700 \$
R-589	Intégration des infrastructures de services municipaux du Pont Lakeside	10 ans	23 100 \$
R-590	Intégration architecturale des éléments du pont Lakeside	10 ans	9 100 \$
R-2017-05	Rénovation de l'Hôtel de ville	15 ans	70 400 \$
R-613	Reconstruction de diverses routes sur le territoire	15 ans	612 800 \$
<b>Total du refinancement</b>			<b>1 294 300 \$</b>

<b>Nouvel argent</b>			
R-2021-07	Réfection des réseaux d'aqueduc et d'égout des routes du secteur de la rue Montagne	20 ans	2 300 000 \$
		20 ans (FIMEAU)	950 000 \$
		20 ans (TECQ)	620 000 \$
R-2024-06	Construction d'un bloc sanitaire et d'un stationnement à la Terrasse Carke	20 ans	700 700 \$
<b>Total du nouvel argent</b>			<b>4 570 700 \$</b>
<b>Total du financement</b>			<b>5 865 000 \$</b>

WHEREAS it is necessary to amend the borrowing by-laws accordingly;

WHEREAS in accordance with the first paragraph of section 2 of the Act respecting municipal debts and borrowings (RLRQ, chapter D 7), for the purposes of this bond issue and for borrowing by-laws numbers 589, 590, 2017-05, 613, 2021-07, and 2024-06, the Town of Brome Lake wishes to issue bonds for a shorter term than that originally set forth in these by-laws;

WHEREAS on February 8, 2026, the Town of Brome Lake had a loan in the amount of \$438,400, out of an original loan of \$826,900, relating to the financing of by-laws Nos. 505, 589, and 590;

WHEREAS as of February 8, 2026, this loan had not been renewed;

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

WHEREAS the bond issue to be carried out on June 15, 2026, includes the amounts required for this refinancing;

WHEREAS consequently, and in accordance with the second paragraph of the aforementioned Article 2, the maturity dates of Loan By-laws Nos. 505, 589, and 590 must be extended;

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

Mayor Lee Patterson exercises his right to vote

THAT the borrowing by-laws referred to in the first paragraph of the preamble be financed by bonds, in accordance with the following:

1. the bonds, consisting of one bond per maturity date, shall be dated June 15, 2026;

2. Interest shall be payable semi-annually, on June 15 and December 15 of each year;

3. the bonds shall not be redeemable prior to maturity; however, they may be redeemed with the consent of the holders in accordance with the Act respecting municipal debts and borrowings (RLRQ, Chapter D 7);

4. The bonds will be registered in the name of CDS Clearing and Depository Services Inc. (CDS) and will be filed with CDS;

5. CDS will act on behalf of its participants as book-entry registrar, bond custodian, paying agent, and transaction processor for its participants;

6. CDS will transfer funds in accordance with the legal requirements of the bond; to this end, the council authorizes the treasurer to sign the document required by the Canadian banking system entitled "Authorization for the Pre-Authorized Debit Plan for Businesses";

7. CDS will make principal and interest payments to members via electronic funds transfers and, for this purpose, CDS will directly debit the required amounts from the following account:

CANADIAN IMP. COMMERCIAL BANK  
KNOWLTON BANKING CENTRE  
308 KNOWLTON ROAD  
KNOWLTON, QC  
J0E 1V0

8. That the bonds be signed by the mayor and the treasurer. The Town of Brome Lake, as permitted by law, has appointed CDS to act as the certifying financial agent, and the bonds will take effect only once they have been certified

THAT with respect to the annual principal amortizations scheduled for the years 2032 and thereafter, the term provided for in borrowing by-laws numbers 589, 590, 2017-05, 613, 2021-

07, and 2024-06 be shorter than that originally set, namely for a term of five (5) years (commencing June 15, 2026), instead of the term prescribed for said amortizations, with each subsequent issuance to be for the balance or portion of the balance due on the loan;

THAT in light of the bond issue dated June 15, 2026, the original term of Loan By-laws Nos. 505, 589, and 590 be extended by 4 months and 7 days.

*ADOPTED*

2026-06-159

**3.2.2.2. By-law 2026-10 replacing By-law 2024-08 and establishing financial assistance for stormwater management - Adoption**

WHEREAS the notice of motion, presentation, and filing of the draft by-law took place at the regular Council meeting on May 4, 2026;

WHEREAS Mayor Lee Patterson outlined the purpose of the by-law and its scope. The purpose of this by-law is to create a financial incentive through a financial assistance program for stormwater management within the Town limits;

WHEREAS the clerk took the necessary steps to ensure that copies of By-law 2026-10 were made available to the public for consultation prior to the start of the meeting;

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

THAT the Council adopts By-law 2026-10, replacing By-law 2024-08 and establishing financial assistance for stormwater management.

*ADOPTED*

2026-06-160

**3.2.2.3. By-law 2026-11 Establishing Financial Assistance for the Control of Invasive or Noxious Exotic Plant Species - Adoption**

WHEREAS the notice of motion, presentation, and filing of the draft by-law took place at the regular Council meeting on May 4, 2026;

WHEREAS Mayor Lee Patterson outlined the purpose of the by-law and its scope. The purpose of this by-law is to create an incentive by providing financial assistance to residents for the control and eradication of invasive or harmful exotic plant species on residential and commercial properties;

WHEREAS the clerk has taken the necessary steps to ensure that copies of By-law 2026-11 are made available to the public for review prior to the start of the meeting;

*It is  
Proposed by Pierre Laplante  
Seconded by Patrick Ouvrard*

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

*And unanimously resolved by a show of hands*

THAT the Council adopts By-law 2026-11 establishing financial assistance for the control of invasive or harmful exotic plant species.

*ADOPTED*

**4. DEPARTMENT OF URBAN PLANNING AND THE ENVIRONMENT**

**4.1. Filing of the report from the Urban Planning and Environment Department**

The monthly report of the Urban Planning and Environment Department is included in the *Monthly Summary of Services – May 2026*, submitted 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**

**4.3. REQUESTS FOR EXTERIOR MODIFICATIONS - SPAIP**

2026-06-161

**4.3.1. 1 Ball Street, Lot #4 266 563, Zone URA-18-K16**

Nature of the request: Expansion of a main building

WHEREAS the filing of an application for the expansion 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 Resolution CCU-26-028 of the CCU and its recommendation to approve the application;

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

THAT the Council approves the SPAIP-2 regarding the request to expand a primary residential building at 1 Ball Street, Lot #4 266 563, Zone URA-18-K16.

*ADOPTED*

2026-06-162

**4.3.2. 291 Knowlton Road, Lot #4 471 096, Zones UCV-6-L15**

Nature of the request: Installation of a perpendicular sign

WHEREAS the filing of a request to install a perpendicular sign;

WHEREAS this application is subject to By-law 601 on Site Planning and SPAIP (SPAIP), specifically SPAIP-5 concerning signs and murals;

WHEREAS Resolution CCU-26-029 of the CCU and its recommendation to approve the application;

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

THAT the Council approves the SPAIP-5 regarding the request to install a perpendicular sign at 291 Knowlton Road, Lot #4 471 096, Zones UCV-6-L15.

**ADOPTED**

**2026-06-163**

**4.3.3. 3 McCurdy Road, Lot #4 992 008, Zone UMV-1-P3**

Nature of the request: Installation of a sign

WHEREAS the filing of a request to install a sign on poles;

WHEREAS this application is subject to By-law 601 on Site Planning and Architectural Integration Plans (SPAIP), specifically SPAIP-5 concerning signs and murals;

WHEREAS CCU Resolution CCU-26-030 and its recommendation to approve the application;

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

THAT the Council approve the SPAIP-5 regarding the request to install a sign on poles at 3 McCurdy Road, Lot #4 992 008, Zone UMV-1-P3.

**ADOPTED**

**2026-06-164**

**4.3.4. 753 Lakeside Road, Lot #6 643 103, Zone UC-3-C15**

Nature of the request: Installation of a sign

WHEREAS the filing of a request to install a sign on poles;

WHEREAS this application is subject to By-law 601 on Site Planning and Architectural Integration Plans (SPAIP), specifically SPAIP-5 concerning signs and murals;

WHEREAS Resolution CCU-26-031 of the CCU and its recommendation to approve the application;

*It is  
Proposed by Patrick Ouvrard*

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

*Seconded by Claude Rajotte  
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 sign on poles at 753 Lakeside Road, Lot #6 643 103, Zone UC-3-C15.

*ADOPTED*

**4.4. MINOR EXEMPTION REQUESTS**

**2026-06-165 4.4.1. 33 Spring Hill Road, Lot #4 265 839, Zone RFB-3-L17**

Nature of the request: Expansion into the side setback

WHEREAS the filing of a request to expand the main building to a distance of 5.56 meters from the side property line adjacent to 31 Spring Hill and 4.87 meters from the side property line adjacent to 35 Spring Hill Road;

WHEREAS Appendix VII of Zoning By-law No. 596 stipulates that a main building must be located at least 10.5 meters from a property line;

WHEREAS the zoning covered by the application provides for a 10.5-meter side setback, which is a rather exceptional standard, particularly outside the agricultural zone;

WHEREAS CCU Resolution CCU-26-023 and its recommendation to deny the application, on the grounds that the regulation does not cause serious prejudice to the applicant, as other possible alternatives exist regarding the proposed expansions;

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

THAT the Council denies the request for a minor exemption regarding an extension of the main building on the side at 33 Spring Hill Road, Lot #4 265 839, Zone RFB-3-L17;

THAT the Council justifies its decision as follows:

- i) the building's side setbacks are already subject to an exemption, and this request would further reduce those setbacks;
- ii) other solutions are possible for the proposed expansion project; consequently, the Council is of the opinion that the applicant is not suffering any serious prejudice as a result of the regulations currently in force.

*DENIED*

2026-06-166

**4.4.2. 58 Centre Road, Lots #4 266 863 & 6 289 271, Zones ID-27-J12 & UV-14-J13**

Nature of the request: Fence height

WHEREAS the filing of a request to erect a fence with a height of 1.32 meters, located primarily in the front yard of the lot;

WHEREAS Paragraph 3 of Section 38 of Zoning By-law No. 596 stipulates that the maximum height of a front yard fence shall not exceed 1.2 meters;

WHEREAS the lot covered by the application has three (3) front yards, such that the majority of the fence exceeds this standard;

WHEREAS CCU Resolution CCU-26-024 and its recommendation to approve the application;

*It is*

*Proposed by Patrick Ouvrard*

*Seconded by Claude Rajotte*

*And unanimously approved by a show of hands*

THAT the Council approves the request for a minor exemption to erect a fence 1.32 meters high at 58 Centre Road, lots #4 266 863 & 6 289 271, zones ID-27-J12 & UV-14-J13.

**ADOPTED**

2026-06-167

**4.4.3. Moffat Road, Lot #4 266 031, Zone URA-8-L12**

Nature of the request: Subdivision - Lot depth

WHEREAS the filing of a request to allow the subdivision of one (1) lot into two (2) lots, each with a depth of 27.98 meters;

WHEREAS Annex II of Subdivision By-law No. 597, which provides for a minimum depth of 30 meters for serviced lots located in Zone URA-8-L12;

WHEREAS the current lot allows for the construction of one (1) main residential building, whereas the proposed cadastral transaction could allow for the construction of two (2) main buildings;

WHEREAS CCU Resolution CCU-26-025 and its recommendation to approve the application;

*It is*

*Proposed by Claude Rajotte*

*Seconded by Patrick Ouvrard*

*And unanimously resolved by a show of hands*

THAT the Council approves the request for a minor exemption regarding the subdivision of one (1) lot into two (2) buildable

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

lots, each with a depth of 27.98 meters on Moffat Road, Lot #4 266 031, URA-8-L12 zones.

*ADOPTED*

**2026-06-168**

**4.4.4. 291 Knowlton Road, Lot #4 471 096, Zones UCV-6-L15**

Nature of the request: Height and location of a perpendicular sign

WHEREAS the filing of a request to allow the installation of a *perpendicular* sign to be located above the first-floor windows and at a distance of 0 meters from the sidewalk;

WHEREAS Appendix IV of Zoning By-law 596 stipulates that a *perpendicular* sign must be installed below the first-floor windows and at a minimum distance of 0.3 meters from the sidewalk;

WHEREAS CCU Resolution CCU-26-026 and its recommendation to approve the application;

*It is*

*Proposed by Patrick Ouvrard*

*Seconded by Claude Rajotte*

*And unanimously resolved by a show of hands*

THAT the Council approves the request for a minor exemption regarding the installation of a *perpendicular* sign at 291 Knowlton Road, Lot #4 471 096, Zones UCV-6-L15.

*ADOPTED*

**2026-06-169**

**4.4.5. 1 Ball Street, Lot #4 266 563, Zone URA-18-K16**

Nature of the request: Expansion of a main building on the side boundary

WHEREAS the filing of a request for an extension up to a distance of 1.57 meters from the side property line;

WHEREAS Appendix VII of Zoning By-law No. 596 stipulates that, in zone URA-18-K16, the minimum side setback is 3 meters;

WHEREAS CCU Resolution CCU-26-027 and its recommendation to approve the application;

*It is*

*Proposed by Claude Rajotte*

*Seconded by Patrick Ouvrard*

*And unanimously resolved by a show of hands*

THAT the Council approves the request for a minor exemption regarding the expansion of a main building on the side lot at 1 Ball Street, Lot #4 266 563, Zone URA-18-K16.

*ADOPTED*

**4.5. REQUEST FOR ZONING CHANGE**

**4.6. REQUEST FOR SUBDIVISION**

2026-06-170

**4.6.1. 33 Ball Street, Lot 6 552 754, Zones URA-19-K16 and UREC-2-J16**

WHEREAS the filing of a subdivision application to replace Lot 6 552 754 in order to create one (1) additional lot, namely Lot 6 725 750, for the purpose of construction;

WHEREAS pursuant to section 23 of Subdivision By-law 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 a sum equal to 10% of the land's value;

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

THAT the Council require a land value contribution of 10% of the value of the land subject to this application concerning Lot 6 552 754, located at 33 Ball Street, Zones URA-19-K16 and UREC-2-J16, Knowlton-Lakeside District.

*ADOPTED*

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

**4.8. Other**

**5. PUBLIC SAFETY**

**5.1. Monthly Report from the Public Safety and Fire Department and 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 – May 2026*, tabled at this meeting under item 3.1.5.1.

2026-06-171

**5.2. Water Patrol - Designation of Civil Servant Status**

WHEREAS Section 196 of the *Canada Shipping Act, 2001*;

WHEREAS it is necessary to designate the members of a water patrol authorized to monitor the waterways of Brome Lake for the enforcement of the regulations associated with the said Act;

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

WHEREAS it is also necessary to designate these same persons as temporary municipal inspectors;

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

THAT the Council appoints the following individuals as members of the Town's water patrol:

- i) Jean-Luc Marcil;
- ii) Mayla Bélanger;
- iii) Loïc Côté;
- iv) Thomas Morson.

THAT the Council appoint the members of this patrol to enforce the following by-laws:

- By-laws on restrictions on the use of buildings;
- By-laws on small vessels;
- By-laws respecting the competence of operators of pleasure craft;
- By-law on State Waterways;
- Any applicable municipal regulations.

THAT The Council requests that the Minister of Transport of Canada designate these individuals as enforcement officers within the meaning of section 196(1) of the Canada Shipping Act, 2001;

THAT the Council request that the Director of Criminal and Penal Prosecutions authorize the said persons to issue notices of violation on its behalf;

THAT The Council also designates these individuals as temporary municipal inspectors vested with all the powers, rights, and obligations conferred by municipal by-laws and provincial legislation, including, but not limited to, the Town's urban planning by-laws, as well as the *Cities and Towns Act* and the *Planning and Development Act*;

THAT Council designates the persons named above as "Designated Officers" under By-laws 545 and 615, with all the enforcement powers enumerated in those by-laws, including the authority to issue notices of violation under By-laws 545 and 615 and to enforce those by-laws;

THAT these designations are valid as of the date of this resolution for the 2026 summer season only and expire on November 30, 2026.

**ADOPTED**

**2026-06-172 5.3. Delegation of Municipal Inspection Authority**

*It is*

*Proposed by Pierre Laplante  
 Seconded by Lisa Payne  
 And unanimously resolved by a vote*

THAT Council agree to grant the municipal inspection authority provided for by law and municipal by-laws to the following individuals:

- Kevin Robinson  
 Director - Public Safety and Fire Services  
 (Section 32 of the Fire Safety Act)
- Ross Clarkson  
 Chief of Operations - Fire Department  
 (Section 32 of the Fire Safety Act)

*ADOPTED*

2026-06-173

**5.4. Municipal Civil Protection Organization - Nomination of Members**

WHEREAS local municipalities are, under the *Civil Protection Act to Promote Resilience to Disasters* (Chapter S-2.4), the primary authorities responsible for the protection of persons and property within their territory with regard to civil protection;

WHEREAS the municipality is exposed to various natural and human-induced hazards that may cause disasters;

WHEREAS The Brome Lake Town Council recognizes that the Town may be affected by a disaster at any time;

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

Mayor Lee Patterson exercises his right to vote

THAT a municipal civil protection organization be established to coordinate resources and measures deployed during and following disasters and to ensure coordination among responders;

THAT the following individuals be appointed as members of the municipal civil protection organization and hold the positions described below:

<b>POSITION</b>	<b>NAME</b>
Municipal <i>Civil Protection</i> Coordinator	Gilbert Arel
Municipal <i>Civil Protection</i> Coordinator (Alternate)	Robert Daniel
Mission Manager <i>Secretary</i>	Stéphanie Boulay
Deputy Mission Manager, <i>Secretary</i>	Brigitte Caron
<i>Communications</i> Manager	Ghyslain Forcier
Deputy Head of the <i>Communications</i> Mission	Marie-Eve Morency
<i>Disaster Relief</i> Coordinator	Cynthia Brunelle

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

Deputy Head of the <i>Disaster Relief</i> Mission	Thomas-Daniel Bergeron
<i>Territorial</i> Mission Manager	Owen Falquero
Deputy Head of the <i>Territory</i> Mission	Camille Urli
<i>Public Works</i> Mission Lead	Robert Daniel
Deputy Head of the <i>Public Works</i> Mission	Jean-Philippe Roy
<i>Finance (Admin.)</i> Team Lead	Mélissa Brock
Deputy Head of the <i>Finance (Admin.)</i> Mission	Marie-Lyse Guay
<i>Public Safety &amp; Fire Safety</i> Manager	Kevin Robinson
Acting Head of <i>Public Safety &amp; Fire Services</i>	Ross Clarkson

THAT this resolution rescinds all previous nominations regarding the municipality's civil protection organization.

ADOPTED

2026-06-174

**5.5. Emergency Management - Nomination of a Disaster Preparedness Officer**

WHEREAS under the *Act respecting civil protection* to promote disaster resilience (Chapter S-2.4), local municipalities are the primary authorities responsible for the protection of persons and property within their territory with regard to civil protection;

WHEREAS the municipality is exposed to various natural and human-induced hazards that may lead to disasters;

WHEREAS The Brome Lake Town Council recognizes that the municipality may be affected by a disaster at any time;

WHEREAS the City Council recognizes the importance of preparing for disasters that may occur within its territory;

WHEREAS The Brome Lake Town Council wishes to equip the municipality with the preparedness necessary to respond to any type of disaster that may occur within its territory;

WHEREAS the disaster preparedness measures put in place must be documented in a civil protection plan;

WHEREAS disaster preparedness requires the participation of several municipal departments, including fire safety, public works, and administration;

WHEREAS such preparedness and the civil security plan must be kept operational and regularly reviewed by the Municipal Council;

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

Mayor Lee Patterson exercises his right to vote

THAT Kevin Robinson be appointed as the person responsible for establishing disaster preparedness measures and for

developing and maintaining the municipality's civil protection plan;

THAT

this officer be mandated to:

- ensure the implementation of disaster preparedness measures;
- develop, in consultation with the various municipal departments, the municipality's civil security plan;
- develop a procedure for updating and revising the civil security plan;
- monitor training and drill requirements;
- assess the resources needed to make disaster preparedness measures operational and propose ways to meet additional needs;
- prepare an annual report on the status of civil protection within the municipality's territory;

THAT

the various municipal departments concerned and the necessary resources be made available to this official so that he or she may carry out his or her duties;

THAT

this resolution repeals all previous nominations regarding the person responsible for establishing disaster preparedness measures and developing the municipality's civil protection plan.

*ADOPTED*

## **6. PUBLIC WORKS AND TECHNICAL SERVICES**

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

The monthly report of the Public Works and Technical Services Department is included in *the Monthly Summary of Services – May 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 of the Recreation, Tourism, Culture, and Community Life Department is included in *the Monthly Summary of Services – May 2026*, tabled at this meeting under item 3.1.5.1.

**2026-06-175**

### **7.2. Requests for Financial Contributions**

*It is*

*Proposed by Lisa Payne*

*Seconded by Claude Rajotte*

*And unanimously resolved by a show of hands*

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

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

- Brome Lake Opti-Youth Club: \$750
- Canada Day (payment of the invoice for fireworks up to a maximum of): \$15,000
- West-Brome Neighborhood Festival: \$3,500
- BMP Foundation - William J. Barakett Memorial Golf Tournament: \$300
- Leporello - Benefit Evening: \$150
- Brome Lake Ducks Rugby Club: \$800

*APPROVED*

2026-06-176

**7.2.1. Request for Financial Contribution - Brome Lake Theatre**

WHEREAS the annual financial contributions of \$95,000 made in recent years to the Théâtre de Brome Lake to support it in pursuing its mission;

WHEREAS the recent fundraising campaign conducted by the Théâtre de Brome Lake to ensure the institution's financial sustainability;

WHEREAS the funds raised through this campaign have been and will be deposited into an endowment fund and therefore cannot be used to meet short-term operational needs;

WHEREAS despite the success of this campaign, the desired financial benefits will not be felt until 2029;

WHEREAS by 2029, the Théâtre de Brome Lake wishes to obtain increased financial support from the Town for the years 2026 and 2027;

*It is  
Proposed by Lisa Payne  
Seconded by Robert Laflamme  
And unanimously resolved by a show of hands*

THAT The Council grants the Théâtre de Brome Lake, for the years 2026 through 2030, total financial assistance of \$475,000, corresponding to a contribution of \$95,000 per year, distributed as follows:

- 2026:** \$195,000, which is \$100,000 more than the \$95,000 already allocated under Resolution 2026-02-047;
- 2027:** \$195,000;
- 2028:** \$85,000;
- 2029:** \$0;
- 2030:** \$0

THAT the additional sum of \$100,000 allocated for the year 2026 be drawn from the accumulated unappropriated surplus.

*ADOPTED*

2026-06-177

**7.2.2. Request for Financial Contribution - Pettes Memorial Library**

WHEREAS the financial contribution of \$176,000 granted to the Pettes Memorial Library for the year 2026 pursuant to Resolution 2026-02-046;

WHEREAS the Pettes Memorial Library's desire to add one position to its current staff;

WHEREAS the library has, consequently, requested additional financial assistance of \$44,000 on an annual basis from the Town;

*It is  
Proposed by Lisa Payne  
Seconded by Robert Laflamme  
And unanimously resolved by a show of hands*

THAT the Council grant the Pettes Memorial Library additional financial assistance of \$22,000 for the year 2026, to enable it to proceed with the desired hiring for the last six (6) months of the year;

THAT the additional sum of \$22,000 for the year 2026 be drawn from the accumulated unallocated surplus.

**ADOPTED**

2026-06-178

**7.2.3. Request for Financial Contribution - Brome County Historical Society**

WHEREAS the financial contribution of \$50,000 granted to the Brome County Historical Society (SHCB) for the year 2026 pursuant to Resolution 2026-02-048;

WHEREAS the numerous buildings owned by this organization that require renovation work;

WHEREAS the SHCB is therefore requesting an additional \$100,000 in financial assistance from the Town for the years 2026, 2027, and 2028;

*It is  
Proposed by Lisa Payne  
Seconded by Robert Laflamme  
And unanimously resolved by a show of hands*

THAT The Council grants the Brome County Historical Society (SHCB) additional financial assistance of \$100,000 for each of the years 2026, 2027, and 2028, to enable it to carry out the renovations necessary to maintain its buildings in good condition;

THAT these funds be disbursed upon receipt of a comprehensive report detailing the work performed;

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

THAT the additional sum of \$100,000 for the year 2026 be drawn from the unallocated accumulated surplus.

*ADOPTED*

**7.3. Application(s) for Use of Public Property**

**8. LOCAL ECONOMY**

**9. MISCELLANEOUS**

**10. SECOND QUESTION PERIOD**

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

**ORAL QUESTIONS DURING THE SESSION**

**The speakers are:**

**PETER WHITE**

**(00:18)**

**13.** He asks for a list of properties on which the Town holds a right of first refusal;

**(02:14)**

**14.** He shares a comment regarding municipal powers related to immigration in the context of population growth;

**SID YOUSRI**

**(03:37)**

**15.** Regarding parking regulations (545-4), he would like to know if the Town intends to install parking meters;

**(04:54)**

**16.** He questions why citizens are following up on complaints during the Council meeting rather than contacting their respective council members;

**(05:50)**

**17.** On behalf of the Brome County Historical Society (SHCB), he thanks the Town for the financial contribution;

**ALICIA SOUTHALL**

**(06:08)**

**18.** Regarding item 3.1.3.1, Redesign of the tourism website, she requests clarification on the selection criteria used to choose the contractor and questions the fact that a similar contract was awarded for the redesign of the tourism website approximately two years ago;

**NATHALIE DE GRÂCE**

**(11:10)**

19. She wants to ensure that calcium is sprayed to prevent certain streets from being overlooked, as was the case last year;

**ALICIA SOUTHALL**

**(1:50 p.m.)**

20. Regarding item 3.1.3.5 on the awarding of a contract for professional geotechnical services, she requests clarification on the location targeted for this study as well as the deadline for the grant application;

**(3:35 p.m.)**

21. Sewer break – She requests clarification on the need to file an insurance claim, the scope of applicable insurance coverage, and the causes of the break;

**YVES ZAHRA**

**(18:10)**

22. He questions the price of a bid related to the fire station project, which is twice as high as the winning bid.

2026-06-179

**11. ADJOURNMENT**

*It is*

*Proposed by Pierre Laplante*

*Seconded by Lisa Payne*

*And unanimously resolved by a show of hands*

THAT the meeting be adjourned, as the agenda has been completed.  
It is 8:52 p.m.

*APPROVED*

---

Lee Patterson  
Mayor

---

Owen Falquero  
City Clerk