

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

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

May 4, 2026

**Minutes of the regular meeting of the Town of Brome Lake Council held on Monday, May 4, 2026, at 7:00 p.m.**, at the Centre Lac-Brome, located at 270 Victoria Street, in Lac-Brome.

Present: Councilwoman Lisa Payne, and Councilmen Claude Rajotte, Steven Beerwort, 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 Assistant Clerk, Ms. Christine Marchand.

35 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 7:02 p.m.

Mayor Lee Patterson made the following remarks:

On this May 4th, I would like to recognize International Firefighters' Day. We are fortunate to have part-time employees available when an emergency call comes in.

I would also like to take this opportunity to recognize the work of the first responders who assisted a young person following a serious injury caused by a fall at the skatepark last week.

Despite misinformation, the three contested by-laws will be adopted tonight. I remind you that the Town's Facebook page, newsletter, and website are the official sources for draft by-laws and any other information related to your municipality.

Don't forget Councilor Steve Beerworth's invitation to the West-Brome–Iron Hill meeting, which will take place on May 14 at 7 p.m. at Fairmount Campground on Fairmount Road.

We also ask residents living on gravel roads to remain patient. Weather conditions have delayed road grading, but we have rented a second grader through mid-June to move the work forward as quickly as possible.

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Councilor Claude Rajotte adds his comments and thanks following the Earth Day Cleanup, noting that 2,000 pounds of trash were collected during the event.

2026-05-108

**1.2. Adoption/Amendments to the Agenda**

*It is  
Proposed by Pierre Laplante  
Seconded by Claude Rajotte*

*And unanimously resolved by a show of hands*

THAT the agenda be adopted as written.

*ADOPTED*

2026-05-109

**1.3. Approval of the minutes of the meeting of April 7, 2026**

*It is*

*Proposed by Steven Beerwort*

*Secoded by Pierre Laplante*

*And unanimously resolved by a show of hands*

THAT the Council approves the minutes of the regular meeting of April 7, 2026.

*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/>

**ORAL QUESTIONS DURING THE SESSION**

**The speakers are:**

**STEWART BACON**

**(00:00)**

1. He comments on the Trail by-laws and commends the efforts surrounding the changes. He raises questions about signage and best practices for pedestrians on the trails (direction of traffic, etc.);

**FRANÇOISE STANTON**

**(03:09)**

2. She asks what steps and tools the Town is using to prevent the deterioration of the former Le Sapin restaurant building (70 Lakeside Rd.) and to ascertain or expedite the owner's plans for its new use within a reasonable timeframe;

**(07:47)**

3. She questions the use of the multifunctional path by cyclists, including those on e-bikes and road bikes;

**RON GLOWE**

**(10:16)**

4. He thanks the Town for the work on Pointe-Fisher Street, but suggests a permanent solution, which would be to compact the gravel;

**ALAIN RAYMOND**

**(12:51)**

5. He mentions that the Knowlton Classic Car Show has entered into a partnership with the Knowlton Film Festival. He is still awaiting a confirmation letter regarding the use of public property;

**JEAN-LOUP BEAULNE-MORIN**

**(14:59)**

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6. He mentions that there are inaccuracies on Wikipedia regarding the definition of the Town of Brome Lake;

**LUC PAGÉ**

**(3:56 PM)**

7. He requests confirmation of the time of the community meeting for the West-Brome/Iron Hill area scheduled for May 14;

**CAROLLE LAVOIE**

**(4:25 p.m.)**

8. She would like details regarding tree cutting on Blackwood Road.

**3. ADMINISTRATION / LEGISLATION**

**3.1. ADMINISTRATION**

**2026-05-110**

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

*It is*

*Proposed by Claude Rajotte*

*Seconded by Steven Beerwort*

*And unanimously resolved by a show of hands*

THAT the Council approves the following lists:

- Accounts Payable: \$340,693.38
- Cheques issued #2026-05: \$1,338,278.39

*APPROVED*

**3.1.2. Progressive invoices, invoices and other expenses**

**3.1.2.1. Progressive invoices**

**3.1.2.2. Invoices and other expenses**

**2026-05-111**

**3.1.2.2.1. Expense - Training for Elected Officials**

WHEREAS the Government of Quebec encourages municipal elected officials in the province to take training courses to enhance their skills in the performance of their duties;

WHEREAS four elected officials will participate, on April 30, 2026, in the training session entitled "*The ABCs of Revitalizing a Town or Village Center*," offered by the Union of Quebec Municipalities;

WHEREAS The Council authorizes the Town to pay the costs associated with this training in the amount of **\$1,264.72**, including taxes;

*It is*

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

THAT the Council authorizes the payment of expenses related to the four registrations for the training course “*The ABCs of Revitalizing a Town or Village Center*,” offered by the Union des municipalités du Québec, in the total amount of **\$1,264.72**, including taxes.

*ADOPTED*

**3.1.3. Agreements, Contracts, and Authorities**

2026-05-112

**3.1.3.1. Awarding of Contract - Technical Supervision Services - Fulford Road Rehabilitation Project**

WHEREAS The Council has awarded the contract for tender VLB2026-01 for the Fulford Road Rehabilitation Project;

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

WHEREAS The Town requested four (4) bids and received the following two (2) bids in connection with the awarding of this contract:

<b>Bidders</b>	<b>Price (taxes included)</b>
Artelia	\$90,660.09
EXP	\$108,996.30

WHEREAS the lowest valid bid is that of Artelia in the amount of **\$90,660.09**, including taxes;

WHEREAS the recommendation of Laura Lee, Head of Technical Services, to accept Artelia’s bid;

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

THAT the Council award Artelia the contract for technical site supervision services for the Fulford Road rehabilitation project (VLB2026-01) in the amount of **\$90,660.09**, including taxes;

THAT this same amount be allocated to cover this expense, to be funded under By-law 2026-03 (By-law authorizing an expenditure of \$7,900,000, the allocation of \$1,500,000 from the fund for the rehabilitation and maintenance of certain public roads, and a loan of \$4,564,741 to finance the rehabilitation of Fulford Road) and repayable over a period of twenty (20) years.

*ADOPTED*

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**2026-05-113      3.1.3.2.      Awarding of Contract - Technical Material Testing Services - Fulford Road Rehabilitation Project**

WHEREAS            The Council has awarded the contract for tender VLB2026-01 for the rehabilitation of Fulford Road;

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

WHEREAS            The Town requested four (4) 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	\$76,900.34
Englobe	\$64,168.98
EXP	\$58,511.93
Labo Montérégie	\$72,210.05

WHEREAS            the lowest compliant bid is that of EXP in the amount of **\$58,511.93**, including taxes;

WHEREAS            the recommendation of Laura Lee, Head of Technical Services, to accept EXP's bid;

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

THAT                    the Council award EXP the contract for technical services related to material testing for the Fulford Road rehabilitation project (VLB2026-01) in the amount of **\$58,511.93**, including taxes;

THAT                    this same amount be allocated to cover this expense, to be funded under By-law 2026-03 (By-law authorizing an expenditure of \$7,900,000, the allocation of \$1,500,000 from the fund for the rehabilitation and maintenance of certain public roads, and a loan of \$4,564,741 to finance the rehabilitation of Fulford Road) and repayable over a period of twenty (20) years.

*ADOPTED*

**2026-05-114      3.1.3.3.      Awarding of Contract - Technical Material Testing Services - Various Street Resurfacing Project**

WHEREAS            The Council has awarded the contract for tender VLB2026-03 for the resurfacing of various streets;

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

WHEREAS            The Town requested four (4) 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	\$21,314.12
Englobe	\$19,444.57
EXP	\$17,212.45
Labo Montérégie	\$18,775.42

WHEREAS the lowest compliant bid is that of EXP in the amount of **\$17,212.45**, including taxes;

WHEREAS the recommendation of Laura Lee, Head of Technical Services, to accept EXP's bid;

*It is  
Proposed by Robert Laflamme  
Seconded by Lisa Payne  
And unanimously adopted by a vote*

THAT the Council award EXP the contract for technical material inspection services for the project to resurface various streets (VLB2026-03) in the amount of **\$17,212.45**, including taxes;

THAT this same amount be allocated to cover this expense, which will be funded from the surplus earmarked for the Town's roads (accounting code # 59-131-00-000).

**ADOPTED**

**2026-05-115**

**3.1.3.4. Awarding of contract - Door Repairs at the Centre Lac-Brome**

WHEREAS the exterior doors of the Centre Lac-Brome have sustained significant damage due to repeated exposure to de-icing salt during the winter;

WHEREAS this damage makes the doors more difficult to open, and the automated electric mechanism is not functioning properly;

WHEREAS the necessary repairs are part of the 2025–2030 building maintenance plan;

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>
Donlox (1993) Inc.	\$39,562.89
Vitrierie Cowansville	\$31,921.64
Vitrierie Claude	\$41,147.25

WHEREAS the lowest bid is that of Cowansville Glass at \$31,921.64, including taxes;

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WHEREAS the bid from Vitrierie Cowansville proposes the reuse of frames and glass. However, since some framing must be redone, this bid does not meet the Town’s needs;

WHEREAS the lowest compliant bid is that of Vitrierie Claude in the amount of \$36,750.60, including taxes;

WHEREAS The Town has asked Vitrierie Claude to add to its bid the costs for painting the doors and frames at the factory;

WHEREAS the total price for Vitrierie Claude’s bid, including the costs for painting the doors and frames at the factory, is **\$41,147.25**, including taxes;

WHEREAS the recommendation of Cynthia Brunelle, Director of the Recreation, Tourism, Culture, and Community Life Department, to accept the bid from Vitrierie Claude Inc.;

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

THAT the Council award the contract to Vitrierie Claude for the repair of the doors at the Centre Lac-Brome in the amount of **\$41,147.25**, including taxes.

*ADOPTED*

2026-05-116

**3.1.3.5. Awarding of Contract - Development of a Multifunctional Path - Parc des Lions**

WHEREAS The Council wishes to improve accessibility to the various recreational facilities at Lions Park and, to that end, develop a multifunctional path to facilitate access for the park’s many users;

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>
Sentiers Boréals	\$56,846.79
Appalaches Excavation Inc.	\$57,790.50
Les Entreprises Delorme	\$83,228.58

WHEREAS the lowest compliant bid is that of Sentiers Boréals in the amount of **\$56,846.79**, including taxes;

WHEREAS the recommendation of Cynthia Brunelle, Director of the Recreation, Tourism, Culture, and Community Life Department, to accept the bid from Sentiers Boréals;

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

THAT the Council award the contract to Sentiers Boréals for the development of a multifunctional path at Lions Park in the amount of **\$56,846.79**, including taxes.

*ADOPTED*

2026-05-117

**3.1.3.6. Awarding of contract - Gravel Resurfacing - Coldbrook Trail**

WHEREAS it is necessary to perform granular surfacing on Coldbrook Trail;

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

<b>Bidders</b>	<b>Price (taxes included)</b>
Sentier Boréals	\$38,777.43
Appalaches Excavation Inc.	\$29,616.36
Les Entreprises Delorme	\$57,109.23

WHEREAS the lowest compliant bid is that of Appalaches Excavation Inc. in the amount of **\$29,616.36**, including taxes;

WHEREAS the recommendation of Cynthia Brunelle, Director of the Recreation, Tourism, Culture, and Community Life Department, to accept the bid from Appalaches Excavation Inc.;

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

THAT the Council award Appalaches Excavation Inc. the contract for granular backfilling on Coldbrook Trail, in the amount of **\$29,616.36**, including taxes;

THAT this same amount be allocated to cover this expense, to be funded from the parks and playgrounds fund.

*ADOPTED*

2026-05-118

**3.1.3.7. Awarding of contract - Replacement of a Bridge Deck**

WHEREAS the deck of Bridge P-9019 (McCurdy Road) must be completely replaced;

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

<b>Bidders</b>	<b>Price (taxes included)</b>
Construction du bassin	\$34,032.60

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WHEREAS the lowest compliant bid is that of Construction du bassin in the amount of **\$34,032.60**, including taxes;

WHEREAS the recommendation of Jean-Philippe Roy, Head of the Public Works Division, to accept the bid from Construction du bassin;

*It is  
Proposed by Steven Beerwort  
Seconded by Lisa Payne  
And unanimously resolved by a show of hands*

THAT the Council award the contract to Construction du bassin for the replacement of the deck of Bridge P-9019 (McCurdy Road), in the amount of **\$34,032.60**, including taxes.

*ADOPTED*

**2026-05-119 3.1.3.8. Signing Authority - Agreement with Gestions Loisirs Foster**

WHEREAS The Town owns four (4) community centers, including the Salle Ovide-Dagenais, located at 25 Taylor Road in Foster;

WHEREAS the non-profit organization Gestions Loisirs Foster (GLF) was recently established and is dedicated to managing community activities in the Foster area;

WHEREAS The Town wishes to enter into an agreement with GLF and designate this organization as the manager of the Salle Ovide-Dagenais, without any transfer of ownership;

WHEREAS the draft agreement has been prepared;

WHEREAS the recommendation of Cynthia Brunelle, Director of the Recreation, Tourism, Culture, and Community Life Department, to sign the Agreement for an initial term of 12 months;

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

THAT The Council authorizes the Mayor, Lee Patterson, and the General Manager, Gilbert Arel, to sign, on behalf of the Town, the Agreement with Gestions Loisirs Foster for the management of the Salle Ovide-Dagenais in Foster.

*ADOPTED*

**3.1.4. Human Resources**

**3.1.5. Miscellaneous**

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

Mayor Patterson submits the document titled *Monthly Summary of Services – April 2026*. This document, which is submitted at every Council meeting, provides a summary of the activity reports from Town departments.

2026-05-120

**3.1.5.2. Traffic Committee - Nomination of Members**

WHEREAS Resolution 2022-09-300 establishing the Traffic Committee;

WHEREAS the committee’s mandate is:

- i) to establish a uniform process for handling traffic calming requests;
- (ii) to develop and create safer and more peaceful living environments for citizens;
- iii) ensure effective traffic management.

WHEREAS seats on the Traffic Committee are currently vacant;

WHEREAS the evaluation of the applications was conducted by the city council member and chair of the Traffic Committee, Mr. Robert Laflamme;

WHEREAS Mr. Laflamme recommends the nomination of two (2) new members to said committee, namely Ms. Kiara Lanoue and Ms. Sophie Therrien;

WHEREAS the Traffic Committee now has ten (10) active members, namely:

Councilor:

- Robert Laflamme

Director of Public Works:

- Robert Daniel

Other employees:

- Katherine Latzmann
- Kevin Robinson
- Stéphanie Corbière

Representative of the Sûreté du Québec

Citizens:

- John Collins
- Kiara Lanoue
- Sophie Therrien
- Christian Morin

*It is*

*Proposed by Patrick Ouvrard*

*Seconded by Lisa Payne*

*And unanimously resolved by a show of hands*

THAT The Council confirms the nomination of Robert Laflamme, Councilor, as Chair of the Traffic Committee;

THAT The Council nominates Kiara Lanoue and Sophie Therrien as members of the Traffic Committee;

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THAT Council ratifies the composition of the Traffic Committee, which is now comprised of the following ten (10) members:

Councilor:

- Robert Laflamme

Director of Public Works:

- Robert Daniel

Other Employees:

- Katherine Latzmann
- Kevin Robinson
- Stéphanie Corbière

Representative of the Sûreté du Québec

Citizens:

- John Collins
- Kiara Lanoue
- Sophie Therrien
- Christian Morin

*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 2026-10 Replacing By-law 2024-08 and Establishing Financial Assistance for Stormwater Management**

Mayor Lee Patterson gives notice of a motion whereby he or another Council member will present, for adoption at a future Council meeting, By-law 2026-10 replacing By-law 2024-08 and establishing financial assistance for stormwater management.

The Assistant City 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.

The draft by-law was duly introduced and tabled by Mr. Patterson, who outlined its purpose and scope. The purpose of this by-law is to create a financial incentive through a financial assistance program for stormwater management within the Town's territory.

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

**3.2.1.2. Notice of Motion - By-law 2026-11 Establishing Financial Assistance for the Control of Invasive or harmful Exotic Plant Species**

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 2026-11

establishing financial assistance for the control of invasive or harmful exotic plant species.

The Assistant City 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 session. The elected officials, having received it within the time limits prescribed by law, consent to be exempted from its reading.

The draft by-law is duly presented and tabled by Mr. Patterson, who outlines its purpose and 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.

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

### **3.2.2. By-laws - Adoption**

2026-05-121

#### **3.2.2.1. By-law 2026-09 concerning trails within the territory of Brome Lake - Adoption**

WHEREAS the notice of motion, the presentation, and the filing of the draft by-law took place at the regular Council meeting on April 7, 2026;

WHEREAS Mayor Lee Patterson outlined the purpose of the by-law and its scope. The purpose of By-law 2026-09 is to regulate and govern the use of public trails within the Town's territory;

WHEREAS the Assistant City Clerk took the necessary steps to ensure that copies of By-law 2026-09 were made available to the public for consultation prior to the start of the meeting;

*It is*

*Proposed by Pierre Laplante*

*Seconded by Lisa Payne*

*And unanimously resolved by a show of hands*

THAT the Council adopts By-law 2026-09 concerning trails within the territory of Brome Lake.

*ADOPTED*

#### **3.2.3. Filing of the Certificate following the registration procedure for persons eligible to vote on By-law 596-21**

On April 24, 2026, the Town maintained the register of eligible voters entitled to be included on the referendum list for Special By-law 596-21 (concerning the definitions "Building Height (in meters)" and "Percentage of Land Occupancy") amending Zoning By-law 596;

The number of signatures required to trigger a referendum was 698.

39 eligible voters signed the register.

In the absence of the clerk, Me Owen Falquero, the assistant clerk, Christine Marchand, filed the Certificate following the registration procedure for eligible voters for By-law 596-21.

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**3.2.4. Filing of the Certificate following the registration procedure for eligible voters on By-law 596-22**

On April 24, 2026, The Town maintained the register of eligible voters entitled to be included on the referendum list for Special By-law 596-22 (concerning the “Minimum Side Setback” and the “Maximum Occupancy Percentage of the Main Building” in Zone UV-4-I12) amending Zoning By-law 596;

The number of signatures required to trigger a referendum was 65.

4 Eligible voters signed the register.

In the absence of the clerk, Me Owen Falquero, the assistant clerk, Christine Marchand, filed the Certificate following the registration procedure for eligible voters for By-law 596-22.

**3.2.5. Filing of the Certificate following the registration process for eligible voters on By-law 596-23**

On April 24, 2026, the Town maintained the register of eligible voters entitled to be included on the referendum list for Special By-law 596-23 (concerning the “Maximum Occupancy Percentage of the Main Building” in Zone UV-14-J13) amending Zoning By-law 596;

The number of signatures required to trigger a referendum was 47.

7 eligible voters signed the register.

In the absence of the clerk, Me Owen Falquero, the assistant clerk, Christine Marchand, filed the Certificate following the registration procedure for eligible voters for By-law 596-23.

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

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

The monthly report of the Urban Planning and Environment Department is included in *the Monthly Summary of Services – April 2026*, tabled at this meeting under item 3.1.5.1.

**4.2. Filing of the minutes of the monthly meetings of the Urban Planning Advisory Committee and the Environmental Advisory Committee**

Filing of the minutes of the two meetings of the Urban Planning Advisory Committee and the meeting of the Environmental Advisory Committee.

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

**4.3.1. 457-463 Bondville Street, lots 6 690 280 and 6 690 282, zone UMV-3-H12**

Nature of the request: Modification of windows, side entrance, and exterior cladding

WHEREAS Resolutions 2025-04-110 and 2025-08-223 approving the SPAIP applications for an integrated project;

WHEREAS the SPAIP application to modify the plans already submitted and approved in previous SPAIP applications;

WHEREAS the filing of a request for modifications to the windows, the side entrance, and the exterior cladding of the integrated project;

WHEREAS this application is subject to By-law 601 on Site Planning and SPAIP, specifically the following SPAIP categories:

- i) SPAIP 2 - Residential Building
- ii) SPAIP 10 - Integrated Project
- iii) SPAIP 11 - Housing project with three (3) or more units;

WHEREAS CCU Resolution CCU-26-014 and its recommendation to accept the application, provided that the applicant provides a financial guarantee;

*It is*

*Proposed by Claude Rajotte*

*Seconded by Patrick Ouvrard*

*And unanimously resolved by a show of hands*

THAT the Council approves the SPAIP application to amend the previously approved plan for the amended integrated project for the construction of four (4) multifamily buildings on lots #3 938 721 & 3 938 724, Bondville Street, zone UMV-3-H12, in accordance with the documents submitted with this application

THAT the Council approves this application on the condition that the applicant posts a financial guarantee in the amount of \$100,000 to ensure compliance with the upcoming work and the full completion of the project;

THAT the Council approves the following SPAIP applications:

- i) SPAIP 2 - Residential Building
- ii) SPAIP 10 - Integrated Project
- iii) SPAIP 11 - Housing project with 3 or more units

*APPROVED*

**2026-05-123**

**4.3.2. 3 McCurdy Road, Lot 4 992 008, UMV-1-P3 Zone**

Nature of the request: Expansion with construction of a carport

WHEREAS the filing of an application for an expansion with the construction of a carport;

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WHEREAS this application is subject to By-law 601 on Site Planning and SPAIP (SPAIP), specifically SPAIP-3 concerning commercial buildings and lots;

WHEREAS Resolution CCU-26-015 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-3 regarding the request for an addition involving the construction of a residential carport at 3 McCurdy Road, Lot 4 992 008, UMV-1-P3 zone.

*ADOPTED*

**2026-05-124 4.3.3. 17 Capel Street, Lot 4 266 549, Zone URA-18-K16**

Nature of the request: Construction of an accessory building

WHEREAS the filing of an application for the construction of an accessory building of the shed type;

WHEREAS this application is subject to By-law 601 on Site Planning and SPAIP (SPAIP), specifically SPAIP-2 concerning residential buildings and lots;

WHEREAS Resolution CCU-26-016 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 construct an accessory building of the shed type at 17 Capel Street, Lot 4 266 549, Zone URA-18-K16.

*ADOPTED*

**2026-05-125 4.3.4. 53 Victoria Street, Lot 4 266 215, Zone URA-20-K15**

Nature of the request: Construction of an accessory building

WHEREAS the filing of an application for the construction of an accessory building of the shed type;

WHEREAS this application is subject to By-law 601 on Site Planning and SPAIP (SPAIP), specifically SPAIP-2 concerning residential buildings and lots;

WHEREAS Resolution CCU-26-017 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-2 regarding the request to construct an accessory building (shed) at 53 Victoria Street, Lot 4 266 215, Zone URA-20-K15.

*APPROVED*

**2026-05-126**

**4.3.5. 277 Knowlton Road, Lot 4 265 918, Zone UCV-6-L15**

Nature of the request: Construction of an accessory building

WHEREAS the filing of an application for the construction of a shed-type outbuilding;

WHEREAS this application is subject to By-law 601 on Site Planning and SPAIP (SPAIP-3 concerning commercial buildings);

WHEREAS Resolution CCU-26-018 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-3 regarding the request to construct an accessory building of the shed type at 277 Knowlton Road, Lot #4 265 918, Zone UCV-6-L15.

*ADOPTED*

**2026-05-127**

**4.3.6. 765 Lakeside Road, lots 4 264 690 and 5 629 333, zones AFB-3-B15, UC-3-C15, and AF-18-B14**

Nature of the request: Construction of a commercial building

WHEREAS the filing of an application for the construction of a main commercial building;

WHEREAS this application is subject to By-law 601 on Site Planning and SPAIP (SPAIP-3 concerning commercial and mixed-use (commercial and residential) buildings and lots);

WHEREAS Council Resolution 2026-03-067 rejecting the initial SPAIP application;

WHEREAS the project has been revised, particularly with regard to building volume, the building's street-facing appearance, and landscaping;

WHEREAS CCU Resolution CCU-26-019 and its recommendation to accept the application;

*It is*

*Proposed by Patrick Ouvrard*

*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 approves the SPAIP-3 regarding the application to construct a commercial building at 765 Lakeside Road, lots 4 264 690 and 5 629 333, zone UC-2-N3;

THAT Council accepts this application on the condition that the applicant submit a financial guarantee in the amount of \$100,000 to ensure compliance with future work and the complete completion of the project.

*ADOPTED*

**4.4. REQUEST(S) FOR MINOR EXEMPTION**

**4.5. REQUEST(S) FOR ZONING CHANGE**

**4.6. APPLICATION(S) FOR SUBDIVISION**

**4.7. APPLICATIONS TO THE C.P.T.A.Q.**

**2026-05-128**

**4.7.1. King Road, Lot #3 940 431, Zones AF-6-H5 & AF-7-K5**

WHEREAS an application for authorization has been filed with the CPTAQ for the subdivision and sale of a portion of a lot in an agricultural zone (Lot 3 940 431, Quebec Cadastre);

WHEREAS the CPTAQ requires that the Council adopt a resolution taking into account the decision-making criteria of section 62 of the *Act respecting the protection of agricultural land and activities*;

WHEREAS according to the submitted application, the sale involves selling a portion of Lot 3 940 431 to the adjacent neighbour and does not affect current land uses;

WHEREAS consequently, the application meets the criteria of section 62 of the *Act respecting the protection of agricultural land and activities*;

WHEREAS the application complies with urban planning by-laws, in particular Zoning By-law No. 596 and Subdivision By-law No. 597;

*It is*

*Proposed by Steven Beerwort*

*Seconded by Claude Rajotte*

*And unanimously resolved by a show of hands*

THAT the Council supports the application to the CPTAQ for authorization to sell a portion of a lot in an agricultural zone (Lot 3 940 431, Quebec Cadastre).

*APPROVED*

**2026-05-129**

**4.7.2. 211 Iron Hill Road, lots #3 940 239 & 4 345 187, zones AF-6-H5, AF-10-H6 & ID-18-G6**

WHEREAS an application for authorization has been filed with the CPTAQ for the subdivision and sale of two lots in an agricultural zone (lots 3 940 239 and 4 345 187, Quebec Cadastre), at 211 Iron Hill Road;

WHEREAS the CPTAQ requires that the Council adopt a resolution taking into account the decision-making criteria set out in section 62 of the *Act respecting the protection of agricultural land and activities*;

WHEREAS according to the submitted request, the alienation is intended to subdivide and sell lots 3 940 239 and 4 345 187 to members of the owner's family and does not affect current uses;

WHEREAS consequently, the application meets the criteria of section 62 of the *Act respecting the protection of agricultural land and activities*;

WHEREAS the application complies with urban planning by-laws, in particular Zoning By-law No. 596 and Subdivision By-law No. 597;

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

THAT the Council supports the application for authorization to the CPTAQ regarding the subdivision and sale of two lots in an agricultural zone (lots 3 940 239 and 4 345 187, Quebec Cadastre) at 211 Iron-Hill Road.

*ADOPTED*

**2026-05-130 4.7.3. 183 Brandy Road, lots #3 940 314 & 4 196 252, zone AF-18-B14**

WHEREAS an application for authorization has been filed with the CPTAQ for the alienation of two lots in an agricultural zone (lots 3 940 314 and 4 196 252, Quebec Land Registry), at 183 Brandy Road;

WHEREAS the CPTAQ requires that the Council adopt a resolution taking into account the decision-making criteria set out in section 62 of the *Act respecting the protection of agricultural land and activities*;

WHEREAS according to the submitted request, the transfer aims to sell lots 3 940 314 and 4 196 252 and does not affect current uses;

WHEREAS consequently, the application meets the criteria of section 62 of the *Act respecting the protection of agricultural land and activities*;

WHEREAS the application complies with urban planning by-laws, in particular Zoning By-law No. 596 and Subdivision By-law No. 597;

*It is*

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

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

THAT the Council supports the application to the CPTAQ for authorization to sell the lots in the agricultural zone (lots 3 940 314 and 4 196 252, Quebec Cadastre), located at 183 Brandy Road.

*ADOPTED*

**2026-05-131**

**4.7.4. 103-105 Mont-Écho Road, Lot #4 267 576, Zone RF-11-M16**

WHEREAS an application for authorization has been filed with the CPTAQ for the use of a lot for a purpose other than agriculture (construction of a residential building) at 103-105 Mont-Écho Road (Lot 4 267 576, Quebec Land Registry);

WHEREAS the CPTAQ requires that the Council adopt a resolution taking into account the decision-making criteria set forth in section 62 of the *Act respecting the protection of agricultural land and activities*;

WHEREAS according to the submitted request, the use of a lot for a purpose other than agriculture involves the construction of a residential building at a new location;

WHEREAS consequently, the application meets the criteria of section 62 of the *Act respecting the protection of agricultural land and activities*;

WHEREAS the application complies with urban planning by-laws, in particular Zoning By-law No. 596 and Subdivision By-law No. 597;

*It is  
Proposed by Steven Beerwort  
Seconded by Lisa Payne  
And unanimously resolved by a show of hands*

THAT The Council supports the application to the CPTAQ for authorization to use a lot for a purpose other than agriculture (construction of a residential building) at 103-105 Chemin du Mont-Écho (Lot 4 267 576, Cadastre du Québec).

*ADOPTED*

**4.8. Other**

**5. PUBLIC SAFETY**

**5.1. Monthly Report from the Public Safety and Fire Department and the First Responders Coordinator**

The monthly report from the Public Safety and Fire Department and First Responders is included in *the Monthly Summary of Services – April 2026*, tabled at this meeting under item 3.1.5.1.

Councilor Patrick Ouvrard emphasized the importance, for the summer season, of making the *Guide to Responsible Boating Practices* available again, as was done last year, in order to raise public awareness of boating safety and best practices on Brome Lake.

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

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

The monthly report from the Public Works and Technical Services Department is included in *the Monthly Summary of Services – April 2026*, tabled during this meeting under item 3.1.5.1.

2026-05-132

### **6.2. Local Road Assistance Program - 2025 Report**

WHEREAS the Ministry of Transportation has paid the Town compensation under the Local Road Assistance Program (PAVL) in the amount of \$90,062 for the maintenance of the local road network for the 2025 calendar year, file number HVQ72379;

WHEREAS the compensation distributed to the Town is intended for the routine and preventive maintenance of local roads 1 and 2, as well as the bridge components located on these roads, for which the Town is responsible;

WHEREAS this resolution certifies the amount of \$1,454,066 disbursed for work carried out by the Town on the aforementioned roads, including \$187,929 disbursed for summer pavement and safety maintenance work and capital improvement projects;

*It is*

*Proposed by Robert Laflamme*

*Seconded by Pierre Laplante*

*And unanimously resolved by a show of hands*

THAT the Brome Lake Town informs the Ministry of Transportation of the use of compensation funds for the routine and preventive maintenance of local roads 1 and 2, as well as the components of the bridges located on these roads, for which the Town is responsible, in accordance with the objectives of the Local Road Assistance Program (PAVL), specifically the local road network maintenance component.

*ADOPTED*

## **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 – April 2026*, tabled at this meeting under item 3.1.5.1.

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

**2026-05-133 7.2. Requests for Financial Contributions**

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

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

- Sentier féérique - Hors-Cadre: \$15,600
- Friends of the Massey-Vanier Vikings: Community Dance: \$2,500
- Quebec National Holiday in Brome Lake: \$10,000

*ADOPTED*

**7.3. Request(s) for use of public property**

**8. LOCAL ECONOMY**

Mayor Patterson thanked the business owners present at the meeting organized by the Town at Ensemble Wine Bar, which aimed to discuss the realities of the local business community and the challenges faced, as well as to gather ideas to foster a shared vision of the realities of the two commercial and cultural hubs within the Town's territory.

In addition, Mayor Patterson noted that over the summer, the Council will review the current interim by-law to determine whether it should be amended, maintained as is, or repealed.

**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:**

**YVES ZAHRA**

**(00:20)**

**9.** He would like to know which level of government is responsible for maintaining the pavement on Route 215, starting at Fulford Road, and what can be done to improve the situation;

**CAROLLE LAVOIE**

**(01:23)**

**10.** She comments on the signing registers and asks the municipality to apologize to the people who came out to sign the registers;

**JEAN-LOUP BEAULNE-MORIN**

**(02:34)**

11. He asks for clarification regarding the records and the next steps in the process for adopting the by-law;

**PATRICIA WAGNER**

**(04:24)**

12. She asks for details regarding the organization Gestions Loisirs Foster and the management of the Salle Ovide-Dagenais;

**GERRY PION**

**(06:40)**

13. He would like details regarding the CPTAQ application for 183 Brandy Road;

**BRENDA STONE**

**(07:45)**

14. She asks whether the amounts allocated for the awarding of contracts under items 3.1.3.1 and 3.1.3.2 come from the budget or represent additional expenditures;

**(08:49)**

15. She questions the budget mentioned in section 3.1.3.3 and asks whether it pertains to the resurfacing of the Victoria Bridge;

**ALAN EASTLEY**

**(09:35)**

16. He suggests posting draft by-laws online on the Friday before the meeting, when the agenda is published.

**2026-05-134**

**11. ADJOURNMENT**

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

THAT the meeting be adjourned, as the agenda has been completed.  
It is 8:27 p.m.

**APPROVED**

\_\_\_\_\_  
Lee Patterson  
Mayor

\_\_\_\_\_  
Christine Marchand  
Assistant City Clerk