

Consultation version

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CANADA
PROVINCE OF QUEBEC
TOWN OF BROME LAKE

August 4, 2025

Minutes of the regular meeting of the Town Council of Lac-Brome held on Monday, August 4, 2025, at 7:00 p.m., at the Brome Lake Centre, located at 270 Victoria Street, Lac-Brome.

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

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

Also present: Deputy Director General Robert Daniel and Town Clerk Owen Falquero.

105 people attended the meeting.

1. OPENING OF THE MEETING

1.1. Opening of the meeting – General information

Upon confirmation of a quorum, the mayor declared the meeting open at 7:03 p.m.

Mayor Burcombe read the following text:

Good evening, everyone,

A lot of information has been circulating on social media over the past few weeks regarding the Trestle Cove issue.

At this time, we have no new information to share, as the matter is still under review.

Furthermore, as this is an ongoing administrative matter, we are unable to comment on it.

However, I can assure you that we are actively working on this matter and will share any details as soon as we have them. This may take a few more weeks.

Thank you for your patience and understanding!

Good evening everyone,

A lot of information has been circulating on social media in recent weeks regarding the Trestle Cove file.

At this time, we have no new updates to share, as the matter is still under review.

Furthermore, because this is an ongoing administrative process, we are not in a position to comment on it.

That said, I want to reassure you: we are actively working on this file. As soon as we have concrete details to share, we will do so. However, this may still take a few more weeks.

Thank you for your patience and understanding.

2025-08-205

1.2. Adoption/Modifications to the agenda

*It is
Proposed by Shelley Judge
Seconded by Patrick Ouvrard
And unanimously resolved by a vote of*

THAT the agenda be adopted as written, with the addition of the following item:

3.1.4.4 - Remuneration of elected officials

ADOPT

2025-08-206

1.3. Approval of the minutes of the meeting of July 7, 2025

The mayor and elected officials received a copy of the minutes of the regular meeting of July 7, 2025;

*It is
Proposed by Pierre Laplante
Seconded by Louise Morin
And unanimously resolved by a vote*

THAT the Council approve the minutes of the regular meeting of July 7, 2025.

ADOPT

2. FIRST QUESTION PERIOD

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

ORAL QUESTIONS DURING THE MEETING

The speakers are:

ALAN EASTLEY

(00:00)

1. Although the Mayor stated at the beginning of the meeting that no comments would be made on the administrative file currently under review regarding tree trimming on the linear trail near Tresle Cove, he asked how the owners of properties bordering the linear trail are being informed of the width of the setback imposed by the Town.

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RON GLOWE

(03:20)

2. He commented on the condition of the road, including the presence of potholes on Fisher Point Road.

(04:23)

3. He announces an event organized by Men's Shed, of which he is a member, and invites the public to a BBQ on August 14 at the Ovide-Dagenais Center in Foster.

MARC PELLETIER

(05:14)

4. He asked whether permits issued by the Town are available to the public.

(08:03)

5. He asks what the difference is between a criminal file and a civil file.

BRENDA STONE

(10:07)

6. She asked how many excavator trucks the Town owns and whether such equipment has been rented recently.

JACINTHE GRONDIN

(15:06)

7. After reading the definition of the term "*misdemeanor*," she asks whether the actions taken at Anse Tresle can be considered a criminal act under the law.

(15:20)

8. She wishes to know if the Town intends to follow up on the matter, should it be of a criminal nature.

ALICIA SOUTHALL

(20:34)

9. She asks for clarification as to whether there are situations in which a citizen can cut down trees without obtaining a permit.

GILBERT LALIBERTÉ

(22:38)

10. He would like information about the installation of future speed limit signs on Montagne Street and asks if it is possible to reduce the speed limit to 30 km/h on this street.

BENOIT BLAIS

(25:20)

11. He asked if there was a timeline for analyzing the file concerning tree pruning at Anse Treslte and if the file would be settled before the fall election period.

(27:34)

12. He asks whether candidates will be allowed to speak on the previous topic, given the approaching election campaign and upcoming elections.

GUY GIGUÈRE

(28:45)

13. He mentioned a similar case of tree cutting or pruning on the linear trail some time ago and would like to know the procedure followed by the Town in such cases.

3. ADMINISTRATION / LEGISLATION

3.1. ADMIN

2025-08-207

3.1.1. Accounts payable and lists of checks issued

It is

Proposed by Patrick Ouvrard

Seconded by Lucy Gagnon

And unanimously resolved by a vote of

THAT the Council approves the following lists:

- Accounts payable: \$2,799,423.09
- Cheques issued # 2025-08: \$844,677.25

APPROVED

3.1.2. Progressive statements, invoices, and miscellaneous expenses

3.1.2.1. Progressive statements

3.1.2.2. Invoices and miscellaneous expenses

3.1.3. Agreements, contracts and authorities

2025-08-208

3.1.3.1. Awarding of contract - Call for tenders VLB2025-10 - Supply of winter abrasives

WHEREAS the Town needs to purchase approximately 4,000 tons of winter abrasive (AB-10) for its snow removal operations for the 2025-2026 season;

WHEREAS the Town has received the following two (2) bids for the awarding of this contract:

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Bidders	Price (taxes included)
Allard et Allard Construction inc.	\$75,883.50
Construction DJL Inc.	\$113,595.30

WHEREAS the lowest compliant bid is that of Allard et Allard Construction Inc. in the amount of **\$75,883.50**, including taxes;

WHEREAS the call for tenders provides for an analysis by the Town of the cost of transporting the equipment from the bidder's warehouse to the municipal garage as a factor in the calculation;

WHEREAS the bid analysis report prepared by Jean-Philippe Roy, Division Head - Public Works, and his recommendation to award the contract to Allard et Allard Construction Inc., which is the lowest compliant bidder, including the cost of transportation;

*It is
Proposed by Shelley Judge
Seconded by Pierre Laplante
And unanimously resolved by a vote of*

THAT the Council award the contract for the supply of winter abrasive sand to Allard et Allard Construction Inc. for snow removal operations for the 2025-2026 season, in the amount of **\$75,883.50**, including taxes;

THAT the same amount be allocated to the payment of this expense, which will be financed from budget item 02-320-00-622.

ADOPT

2025-08-209

3.1.3.2. Awarding of contract - Inspection and cleaning of sanitary pipes

WHEREAS the Council wishes to continue the strategy of inspecting sewer pipes that are over 50 years old, in accordance with government requirements;

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

Bidders	Price (taxes included)
Sanivac	\$44,199.90

WHEREAS the bid received from Sanivac in the amount of **\$44,199.90**, including taxes, is compliant;

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

*It is
Proposed by Shelley Judge
Seconded by Patrick Ouvrard
And unanimously resolved by a vote of*

THAT the Council award Sanivac the contract for the inspection and cleaning of sanitary pipes in the amount of **\$44,199.90**, including taxes.

ADOPT

2025-08-210

3.1.3.3. Awarding of contract - Development of new pickleball courts

WHEREAS the Council wishes to add three pickleball courts to Lions Park;

WHEREAS the Town requested seven (7) bids and received the following two (2) bids for the awarding of contract for the paving of the playing surface:

Bidders	Price (taxes included)
Pavage Montérégie	\$34,492
Asphalte Bernier Inc.	\$25,622.32

WHEREAS the lowest compliant bid is that of Asphalte Bernier Inc. in the amount of **\$25,622.32**, including taxes;

WHEREAS the recommendation of Laura Lee, Head of Technical Services, to accept the bid submitted by Asphalte Bernier Inc.;

*It
Proposed by Lucy Gagnon
Seconded by Pierre Laplante
And unanimously resolved by a show of hands*

THAT the Council award Asphalte Bernier Inc. the contract for paving the playing surface of the new pickleball courts at Lions Park in the amount of **\$25,622.32**, including taxes.

ADOPT

2025-08-211

3.1.3.4. Awarding of contract - Natural Environment Conservation Plan - Amendment

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WHEREAS Resolution 2025-04-087 of April 7, 2025, in which the Council awarded a contract to Corridor Appalachien for the development of a natural environment conservation plan for the territory of Lac-Brome in the amount of \$35,733.50, including taxes;

WHEREAS since the awarding of the contract, the Town has received a grant from the Fondation de la faune du Québec (FFQ) in the amount of \$30,000 as part of their *Protéger les habitats* program;

WHEREAS the Town wishes to use the funds from this grant to enhance the authority of the contract awarded for the implementation of the natural environment conservation plan;

WHEREAS the recommendation of Anaïs Renaud, Environmental Advisor, to accept the amended authority with five items added to the original authority;

*It is
Proposed by Louise Morin
Seconded by Patrick Ouvrard
And unanimously resolved by a vote of*

THAT Resolution 2025-04-087 be amended as follows:

THAT the Council award the contract to Corridor Appalachien for the development of a natural environment conservation plan for the territory of Lac-Brome in the amount of **\$49,727.50**, including taxes;

THAT the amount of \$49,727.50 be paid in part by a grant from the Fondation de la faune du Québec (FFQ) in the amount of \$30,000 under the *Protéger les habitats* program.

RES

3.1.4. Human

2025-08-212

3.1.4.1. Hiring - Road operator

WHEREAS the position of Road Maintenance Operator is vacant;

WHEREAS the recommendation of Human Resources Advisor Alexandra Barré to hire Derrick Brousseau for this position;

WHEREAS Mr. Brousseau has been working as a temporary employee on the road maintenance team since November 2024;

WHEREAS the elected officials have reviewed the recommendation of the human resources advisor and are satisfied with it;

*It is
Proposed by Shelley Judge
Seconded by Louise Morin
And unanimously resolved by a vote*

THAT the Council approves the hiring of Derrick Brousseau as *Road Operator*, with a start date of August 4, 2025;

THAT the Town's organizational chart be amended accordingly;

THAT his salary, terms of employment, and probationary period be in accordance with the collective agreement in effect.

ADOPT

2025-08-213

3.1.4.2. Permanent representative - Camille Urli

CONSIDERING Resolution 2025-01-007 appointing Camille Urli to the position of *Director of Urban Planning*;

CONSIDERING the recommendation of the Director General, Gilbert Arel, regarding the permanent appointment of Ms. Camille Urli under the terms and conditions associated with a permanent position as *Director of the Urban Planning Department*;

*It
Proposed by Lee Patterson
Seconded by Louise Morin
And unanimously resolved by a vote*

THAT the Council confirm, effective July 27, 2025, the permanent appointment of Ms. Camille Urli under the terms and conditions associated with the position of *Director of Urban Planning*.

ADOPT

2025-08-214

3.1.4.3. Permanence - Joshua Shedrick

WHEREAS Resolution 2025-02-035;

IN the recommendation of Jean-Philippe Roy, Division Head - Public Works, regarding the permanent appointment of Joshua Shedrick under the terms and conditions associated with a permanent position as *Laborer - Parks and Infrastructure*;

*It
Proposed by Shelley Judge
Seconded by Lucy Gagnon*

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And unanimously resolved by votes cast

THAT the Council confirms the permanence of Joshua Shedrick, effective July 27, 2025, under the terms and conditions associated with permanence in the position of *Day Laborer - Parks and Infrastructure*.

ADOPTED

2025-08-215

3.1.4.4. Remuneration of elected officials

WHEREAS the last salary review for a Town of Brome Councilor was in 2019 and provided for annual increases of 2% while inflation was 0.7% in 2020, with the aim of catching up;

WHEREAS this 2% rate has never been sufficient to achieve this catch-up;

WHEREAS the inflation rate over the last five years has been 18.47%;

WHEREAS attendance fees for committees are \$100 and have not been indexed since they were introduced.

WHEREAS the Council is responsible for the administration of the Town;

WHEREAS the role of a councillor is not only to approve resolutions, but to be well informed about the consequences of decisions to be made and to assume responsibility for them;

WHEREAS the offices of councilor and mayor are not honorary positions, but positions requiring a commitment of time and a sense of responsibility that must be fairly compensated in accordance with the law;

*It is
Proposed by Patrick Ouvrard
Seconded by Lucy Gagnon
And unanimously resolved by a vote*

Mayor Burcombe exercises his right to vote.

THAT the Council request that the Director General prepare an executive summary for review by the next Council elected on November 2, so that the next Council may adjust the attendance fees and correct the remuneration of the newly elected members. The new Council may then add these changes to the Town's 2026 budget.

ADOPTED

3.1.5. Miscellaneous

3.1.5.1. Properties in default of municipal taxes - Filing of the list

Filing of the statement prepared by the treasurer indicating the properties on which municipal taxes have not been paid, in whole or in part, as of July 21, 2025.

2025-08-216

3.1.5.2. Authority to enforce provincial by-law concerning dogs - S.P.A. des Cantons

WHEREAS the Town has an agreement with the S.P.A. des Cantons for the management of animal control;

WHEREAS the S.P.A. des Cantons must be officially authorized to enforce *Provincial Law P-38.002* within the municipality, in accordance with sections 5 and 6 of said law;

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

THAT the Council confirms the official authority granted to the S.P.A. des Cantons for the enforcement of *Provincial Law P-38.002* within the municipality, pursuant to sections 5 and 6 of said law.

ADOPT

3.2. LEGISLATION – NOTICE OF MOTION / BY-LAWS

3.2.1. By-laws – Notice of Motion/Presentation

3.2.2. By-laws - Adoption

4. PLANNING AND ENVIRONMENT

4.1. Filing of the Urban Planning and Environment Department report

Filing of the monthly report of the Urban Planning and Environment Department.

4.2. Filing of the minutes of the monthly meetings of the Planning Advisory Committee and the Environment Advisory Committee

Filing of the minutes of the Urban Planning Advisory Committee meeting. The Environmental Advisory Committee does not hold meetings during the summer months of July and August.

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4.3. EXTERIOR MODIFICATION REQUESTS - SPAIP

2025-08-217

4.3.1. 8 Lynch Street, Lot 4 266 560, Zone URA-12-K15

Nature of the request: Expansion of a main building

CONSIDER the filing of a building application for the extension of a main building;

WHEREAS the extension consists of the construction of a solarium to replace a covered gallery, located in the same place;

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

WHEREAS CCU Resolution CCU-25-061 and its recommendation to approve the application;

It is

Proposed by Lee Patterson

Seconded by Louise Morin

And unanimously resolved by a vote of

THAT the Council grant SPAIP-2 for a request to expand a main residential building at 8 Lynch Street, lot 4 266 500, zone URA-12-K15.

ADOPT

2025-08-218

4.3.2. 8-2 Maple Street, Lot 4 266 681, URC-5-K15 zone

Nature of the request: Construction of a balcony

WHEREAS the filing of a building application for a balcony;

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

WHEREAS the balcony in question is replacing a balcony located in the same place, which is slightly larger in size;

WHEREAS CCU Resolution CCU-25-062 and its recommendation to approve the request;

It is

Proposed by Lee Patterson

Seconded by Pierre Laplante

And unanimously resolved by a vote of

THAT the Council grant SPAIP-2 for the construction of a balcony attached to a residential building at 8-2 Maple Street, lot 4 266 681, zone URC-5-K15.

ADOPT

2025-08-219

4.3.3. 17 Davignon Street, Lot 4 266 423, Zone URA-15-K15

Nature of the request: Renovation and expansion of a main building

WHEREAS the filing of an application for renovation and extension of a main building;

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

WHEREAS the work is mainly intended to extend the residence on the left side and add a second floor;

WHEREAS CCU Resolution CCU-25-063 and its recommendation to approve the application;

*It is
Proposed by Lee Patterson
Seconded by Louise Morin
And unanimously resolved by a vote of*

THAT the Council grant SPAIP-2 for the renovation and expansion of a main residential building at 17 Davignon Street, lot 4 266 423, zone URA-15-K15.

ADOPT

2025-08-220

4.3.4. 65 Davis Road, Lot 3 938 756, Zone UMV-4-C11

Nature of the request: Renovation of a main building

CONSIDER the filing of an application for the renovation of a residential main building;

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

WHEREAS the work is specifically intended to raise the residence in order to place it on new foundations;

WHEREAS the proposed work also includes the addition of windows in the basement and the compliance of the accesses and gallery at the front of the residence;

WHEREAS CCU Resolution CCU-25-064 and its recommendation to approve the application;

*It is
Proposed by Lee Patterson
Seconded by Lucy Gagnon
And unanimously resolved by a vote of*

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THAT the Council grant SPAIP-2 for the renovation of a main residential building at 65 Davis Street, lot 3 938 756, zone UMV-4-C11.

ADOPT

2025-08-221

4.3.5. 171 Lakeside Road, Lot 4 266 370, Zone URA-17-K15

Nature of the request: Construction of an accessory building

WHEREAS the filing of an application for the renovation of an accessory building (garage);

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

WHEREAS CCU Resolution CCU-25-065 and its recommendation to approve the application;

*It is
Proposed by Lee Patterson
Seconded by Louise Morin
And unanimously resolved by a vote of*

THAT the Council grant SPAIP-2 for the construction of an accessory building (garage) at 171 Lakeside Road, lot 4 266 370, zone URA-17-K15.

ADOPT

2025-08-222

4.3.6. 1076 Knowlton Road, Lot 3 938 069, Zone UMV-3-H12

Nature of the request: Installation of a sign

WHEREAS the filing of an application for the installation of a sign;

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

WHEREAS CCU Resolution CCU-25-066 and its recommendation to approve the application;

*It is
Proposed by Lee Patterson
Seconded by Shelley Judge
And unanimously resolved by a vote of*

THAT the Council grant SPAIP-5 for the installation of a sign at 1076 Knowlton Road, lot 3 938 069, zone UMV-3-H12.

ADOPT

2025-08-223

4.3.7. Bondville Road, Lots 3 938 721 and 3 938 724, Zone UMV-3-H12

Nature of the request: Integrated project

CONSIDER the filing of an integrated project application;

WHEREAS this application is subject to By-law 601 on Site Planning and Architectural Integration Programs (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 dwellings;

WHEREAS Council Resolution 2025-04-110 approving a SPAIP application for an integrated project for the construction of four (4) multifamily buildings on lots 3 938 721 and 3 938 724;

WHEREAS this application amends the original plan to raise the basement level and allow for the expansion of some of the dwellings;

WHEREAS the amended plan still includes four (4) buildings with four (4) dwellings in each building;

WHEREAS CCU Resolution CCU-25-067 and its recommendation to approve the application;

*It is
 Proposed by Lee Patterson
 Seconded by Lucy Gagnon
 And unanimously resolved by a vote of*

THAT the Council approve the amended integrated project application 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;

WHAT the Council agrees:

- i) SPAIP 2 - Residential building
- ii) SPAIP 10 - Integrated Project
- iii) SPAIP 11 - Housing project for 3 or more dwellings

ADOPT

2025-08-224

4.3.8. 39 Victoria Street, Lot 4 266 209, Zone UCV-1-K15

Nature of the request: Installation of a sign

WHEREAS the filing of an application for the installation of a sign;

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

WHEREAS CCU Resolution CCU-25-068 and its recommendation to approve the application;

*It is
Proposed by Lee Patterson
Seconded by Lucy Gagnon
And unanimously resolved by a vote of*

Councillor Louise Morin abstains from voting

THAT the Council grant SPAIP-5 for the installation of a sign at 39 Victoria Street, lot 4 266 209, zone UCV-1-K15.

ADOPT

4.4. MINOR EXEMPTION REQUESTS

2025-08-225

4.4.1. 39 Victoria Street, Lot 4 266 209, Zone UCV-1-K15

Nature of the request: Location of a sign

WHEREAS the filing of an application to install a sign perpendicular and in line with the first-floor windows;

WHEREAS Appendix IV of Zoning By-law No. 596 stipulates that a perpendicular sign must be installed below the first-floor windows;

WHEREAS CCU Resolution CCU-25-069 and its recommendation to approve the minor exemption request;

*It is
Proposed by Lee Patterson
Seconded by Patrick Ouvrard
And unanimously resolved by a vote of*

Councillor Louise Morin abstains from voting

THAT the Council approve the minor exemption request for the installation of a perpendicular sign , aligned with the first-floor windows at 29 Victoria Street, lot 4 266 209, zone UCV-1-K15.

ADOPT

2025-08-226

4.4.2. 12 Benoit Street, Lot 4 266 399, URA-15-K15 zone

Nature of the request: Regularize the location of mechanical equipment

CONSIDER the filing of an application to regularize the location of two mechanical devices (a heat pump and a generator) located in the front yard of the property;

WHEREAS the table in Article 31 of Zoning By-law No. 596 stipulates that mechanical devices may not be located in the front yard of a property;

WHEREAS an exterior casing and several trees are already in place to conceal the visual appearance of the devices;

WHEREAS CCU Resolution CCU-25-070 and its recommendation to approve the minor exemption request;

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

THAT the Council approve the minor exemption request to allow the location of two mechanical devices (a heat pump and a generator) in the front yard of the property located at 12 Benoit Street, lot 4 266 399, zone URA-15-K15.

ADOPT

4.5. REQUEST(S) FOR ZONING CHANGE

4.6. SUBDIVISION REQUEST

2025-08-227

4.6.1. Bondville Street, Lots 3,938,721 and 3,938,724, Zone UMV-3-H12

WHEREAS the filing of an application for subdivision of lots 3,938,721 and 3,938,724 to create four (4) lots for construction in an integrated project, as well as one lot for a future residential project;

WHEREAS under section 23 of Subdivision By-law 597, the owner of land covered by a cadastral operation plan must agree to transfer to the Town, free of charge, land representing 10% of the total un d area of the land that is suitable for the establishment or expansion of a park, playground, trail or natural space, or to pay the Town a sum equal to 10% of the value of the land;

*It is
Proposed by Lucy Gagnon
Seconded by Shelley Judge
And unanimously resolved by a vote of*

THAT the Council require a contribution of 10% of the dollar value of the land covered by this application for lots

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3,938,721 and 3,938,724, Bondville Street, zone UMV-3-H12, Bondville-Fulford district.

ADOPT

4.7. REQUEST TO THE C.P.T.A.Q.

2025-08-228

4.7.1. Lots 4,571,351 and 4,264,694, zone AF-18-B14

WHEREAS a request for authorization has been submitted to the CPTAQ for the alienation of two lots in an agricultural zone (lots 4 571 351 and 4 264 694, Quebec Cadastre);

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

WHEREAS according to the application submitted, the alienation is intended to consolidate a maple syrup operation and would not change the current use of the two lots;

WHEREAS therefore, the application meets the criteria of section 62 of the *Act respecting the protection of land and agricultural 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 Patrick Ouvrard

Seconded by Lucy Gagnon

And unanimously resolved by a vote of

THAT the Council support the request to the CPTAQ for authorization to dispose of lots 4 571 351 and 4 264 694, Cadastre du Québec.

ADOPT

4.8. Other

2025-08-229

4.8.1. Resolution - Process for amending the Urban Plan

WHEREAS the Town's Urban Plan dates from 2013;

WHEREAS the Town has begun a process to review its urban plan, in accordance with the provisions of the *Land Use Planning and Development Act*;

WHEREAS the Council formally reaffirms that the urban plan review process is underway;

WHEREAS several actions have already been taken as part of this process, including:

- i) the adoption of a Housing Policy;
- ii) the adoption of a Strategic Plan;
- iii) Granting of authority to develop an architectural guide for heritage buildings, including a characterization of areas of interest.

*It is
Proposed by Patrick Ouvrard
Seconded by Shelley Judge
And unanimously resolved by a vote of*

THAT the Council formally declares that the review of the urban plan will continue according to a schedule to be determined in consultation with the Town administration.

ADOPT

2025-08-230

4.8.2. Interim control resolution

WHEREAS the Brome-Missisquoi RCM has begun revising its land use plan to incorporate new government guidelines on land use planning;

WHEREAS in response to the issues of housing accessibility and heritage preservation identified in its Housing Policy and Strategic Plan, the Town of Lac-Brome has begun a planning process to develop a development vision for the Knowlton downtown area;

WHEREAS this planning exercise is part of the process of revising the plan and its urban planning by-laws to ensure consistency with the future development plan and new government guidelines;

WHEREAS Section 111 et seq. of the *Land Use Planning and Development Act* empower a local municipality to adopt an interim control resolution if it has the intention to adopt, with , a draft by-law amending or revising its urban plan;

WHEREAS the Town of Lac-Brome has expressed its intention to revise its urban plan by resolution 2025-08-229;

WHEREAS the Town of Lac-Brome considers it appropriate to temporarily suspend certain types of construction and subdivision permits pending the adoption of an interim control by-law for the downtown area as defined in Appendix A;

WHEREAS under the current zoning regulations, the implementation of certain construction projects could directly compromise future development plans for the downtown area of Knowlton;

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*It is
Proposed by Lee Patterson
Seconded by Patrick Ouvrard
And unanimously resolved by a vote of*

THAT the Council wishes to adopt the interim control resolution concerning the construction of multi-unit dwellings with three or more units, the construction of a building with more than two stories, construction work or cadastral operations for the purpose of carrying out an integrated project or a comprehensive development plan, and cadastral operations for the purpose of extending or opening a new street located in the downtown area identified in the appendix.

THAT This resolution has the effect of:

To temporarily prohibit, within the town center identified in the appendix to the interim control resolution:

1. the construction of multi-unit dwellings with three or more dwellings;
2. the construction of buildings with more than two stories;
3. construction work or cadastral operations aimed at the implementation of an integrated project or a comprehensive development plan;
4. cadastral operations aimed at extending or opening a new street.

WHAT the review of any application for approval of a Site Planning and Architectural Integration Program (SPAIP), Special Construction Project, modification or occupancy of a building (SCAOPI), minor exemption or zoning change in connection with a project involving an operation or construction of a building prohibited under this resolution will also be suspended during this period.

ADOPT

5. PUBLIC SAFETY

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

Filing of the monthly report of the Public Safety and Fire Department and First Responder

Councilor Patrick Ouvrard mentioned the following points:

- First responders responded to several calls over the past month, and the fire department responded to 26 calls.
- The water patrol carried out 146 interventions on Brome Lake and issued 34 expulsions for non-compliance.

6. PUBLIC WORKS AND TECHNICAL SERVICES

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

Filing of the Public Works and Technical Services report

Councillor Shelley Judge mentioned the following points:

- Work related to the addition and repair of sidewalks on Victoria Street is complete, with the second phase set to begin in mid-September and line marking scheduled for the next two weeks.

7. RECREATION, CULTURE, TOURISM, AND COMMUNITY LIFE

7.1. Monthly report from the LSCLB

Filing of monthly reports from the Recreation, Tourism, Culture and Community Life Department.

Councilor Pierre Laplante mentioned the following points:

- The last day of Camp des Salamandres will be August 15.
- The last day lifeguards will be on duty at Douglass Beach will be August 17, but hours will likely be extended until early September.

Councilor Lucy Gagnon mentions the following points:

- a brochure is now available introducing the Town's ambassadors, who are enthusiastic local business owners and are very familiar with Lac-Brome
- the *Au Coeur de l'Eau* art project is still underway, and Ms. Gagnon invites the public to come and encourage the artists.

7.2. Requests for financial contributions

2025-08-231

7.2.1. Lac-Brome Theater

CONSIDERING the importance of the Lac-Brome Theatre's activities for the cultural life and tourist attractions of the Town;

WHEREAS the 2024-2028 Strategic Plan and its objective of supporting culture as a significant economic driver for the Town;

WHEREAS the theater's current fundraising campaign aims to create an endowment fund to ensure its financial sustainability;

It is

Proposed by Lucy Gagnon

Seconded by Patrick Ouvrard

And unanimously resolved by a vote of

Consultation version

In case of discrepancy, the French version shall prevail

THAT the Council grant a contribution of \$100,000 to the Théâtre de Lac-Brome;

THAT this contribution is intended to support the mission of Théâtre de Lac-Brome and to be used for the renewal of technical equipment related to the theater's operations.

ADOPT

2025-08-232

7.2.2. Other requests for financial contributions

It

Proposed by Lucy Gagnon

Secoded by Pierre Laplante

And unanimously resolved by a vote

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

- Vallée Yamaska Optimist Club (walk for cancer): \$500
- Celtic Harmony Festival: \$10,000

ADOPTED

7.3. Request(s) for use of public property

8. LOCAL ECONOMY

9. MISC

10. SECOND QUESTION PERIOD

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

ORAL QUESTIONS DURING THE SESSION

The speakers are:

ALAN EASTLEY

(00:00)

14. He thanked the Town for painting the lines to mark the bike lane on Victoria Street. He would like to know when the next steps will be taken for the section of Victoria Street between Maple and Lakeside Streets, and whether the Town plans to do the same for Centre Road.

FRANCE BETOURNAY

(01:30)

15. She would like clarification on whether regulations require property owners to mow the grass on the former Inverness Golf Course on Bondville Road.

BENOIT BOURGON

(03:03)

16. He is following up on the previous question regarding the lack of grass mowing by the owner of the former Inverness golf course, mentioning that this situation could encourage the presence of ticks and, as a result, pose a risk related to Lyme disease;

(03:47)

17. He questioned the procedure for holding municipal council meetings.

(05:40)

18. He mentions that he would have expected the mayor to announce, before tonight's meeting, that no questions relating to the tree trimming file at Anse Tresle would be addressed tonight.

ALICIA SOUTHALL

(07:10)

19. She asks for clarification on items **4.8.1** Resolution - Process for amending the Community Plan and **4.8.2** Interim control resolution and whether the multi-family buildings on Knowlton Road are located in the area concerned;

(10:49)

20. She inquires whether United Construction has paid municipal taxes on its properties.

AUDREY LAFERRIÈRE

(12:03)

21. She inquires about the status of the file concerning safety and traffic speed reduction on Knowlton Road, particularly near St-Édouard School, and asks whether a request has been made to the Quebec Ministry of Transportation (MTQ) in this regard;

PETER OSTERMAN

(16:39)

22. He comments on the line marking on Victoria Street, the bike lanes on both sides of the street, and the parking issue.

CHANTAL ROY

(23:16)

23. She mentions that she considers it a good idea to put two bike lanes on each side of Victoria Street and suggests doing the same type of work on Centre Road.

(23:47)

24. She comments on the conduct of the meeting and on those proposing and seconding the resolutions.

Consultation version

In case of discrepancy, the French version shall prevail

BENOIT BOURGON

(26:11

25. He asks that the Council commit to disclosing the facts and any results following the resolution of the tree trimming issue at Trestle Cove.

2025-08-233

11. ADJOURNMENT

It is

Proposed by Louise Morin

Seconded by Pierre Laplante

And unanimously resolved by a vote of

THAT the meeting be adjourned, the agenda having been exhausted.

It is 8:50 p.m.

ADOPTED

Richard Burcombe
Mayor

Owen Falquero
Clerk