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CANADA
PROVINCE OF QUEBEC
TOWN OF BROME LAKE

September 2, 2025

Minutes of the regular meeting of the Town Council of the Town of Brome Lake held on Tuesday, September 2, 2025, at 7:00 p.m., at the Centre Lac-Brome, located at 270 Victoria Street, Brome Lake.

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

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

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

67 people attended the meeting.

1. OPENING OF THE MEETING

1.1. Opening of the meeting – General information

After confirming that a quorum was present, the Mayor declared the meeting open at 7:01 p.m.

Mayor Burcombe paid tribute to the late Robert Paterson, a well-known member of the community. Mr. Paterson was notably the president of the rowing club and a correspondent for *Tempo*.

The mayor read the press release issued by the Town earlier in the day concerning the Trestle Cove Island issue:

Brome Lake, September 2, 2025 – The Town of Brome Lake was informed in December 2024 of a non-compliant intervention on trees located on Trestle Cove Island, a property owned by the Town. Following this event, an internal investigation was initiated with the employees involved in the file, and a few exchanges took place with the contractor hired by the landowner to carry out the work.

In early spring, the Town sent a letter to the landowner and the contractor indicating that illegal work had been carried out on municipal property. The Town then mandated a specialized firm to assess the damage, and the report was submitted at the beginning of the summer.

Since the position of the landowner differs from that of the Town regarding the scope of the permit issued, the Municipality has retained the law firm Cain Lamarre to represent it in this matter and to take the appropriate legal measures.

Regardless of the issue, the Town of Brome Lake always takes rigorous action when it observes an infringement of its environment. It will continue to take the necessary steps to defend the public interest and ensure compliance with its regulations.

No further comments will be made on this matter.
Town of Brome Lake

2025-09-234

1.2. Adoption/Amendments to the agenda

It is

Proposed by Lucy Gagnon

Seconded by Patrick Ouvrard

And unanimously resolved by vote

THAT the agenda be adopted as written with the removal of the item:

3.1.5.1 Support - Complaint to the Quebec government regarding the lack of financial adjustments to certain programs intended for municipalities

ADOPTED

2025-09-235

1.3. Approval of the minutes of the August 4, 2025, meeting

The mayor and elected officials received a copy of the minutes of the regular meeting of August 4, 2025.

It is

Proposed by Pierre Laplante

Seconded by Louise Morin

And unanimously resolved by vote

THAT the Council approve the minutes of the regular meeting of August 4, 2025.

ADOPTED

2. FIRST QUESTION PERIOD

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

ORAL QUESTIONS DURING THE SESSION

The speakers are:

RON GLOWE

(00:01)

1. He reports on the condition of the pavement on Fisher Point Road and mentions the rapid return of potholes;

(00:26)

2. He asks the Town to provide two trash cans, one for garbage and one for recycling, to the non-profit organization *Men's Shed*, as part of their activities on Mont-Echo Road.

TOMMY MCGOVERN

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(01:47)

3. He asks if a voter ran for municipal office, has a lawsuit against the Town, and won, what would happen to the lawsuit;

GAYLE MULLINS GIBBS

(02:50)

4. She inquires about the P-4 zone, a heritage zone, and the museum expansion project, to which she is opposed.

DENIS PIQUETTE

(08:21)

5. He provides details on the points raised by Gayle Mullins Gibbs regarding the museum expansion project.

CHANTAL BRODEUR

(14:02)

6. She inquires about the measures the Town will take following the new federal by-law strengthening municipalities' powers to manage their lakes.

MARC PELLETIER

(16:25)

7. He inquired about encroachments on the Coldbrook Trail and the Linear Trail and wanted to know if the Town had plans to preserve the quality of the trails. He asked if the Town had a list of encroachments on Town-owned trails and, if so, whether the list was public.

FRANÇOISE STANTON

(19:42)

8. She asked for clarification regarding the new federal by-law mentioned by Ms. Brodeur (question #6). She wanted to know if this by-law was more recent than what had been mentioned.

(22:22)

9. She asks whether Council is considering other means of exercising its authority to regulate lakes.

LARRY INGOLD

(24:30)

10. He expresses concern about children jumping into the water from the Trestle Cove bridge and wants to know what measures the Town intends to take.

PATRICE BÉLANGER

(27:08)

11. He would like information about the new project to build four buildings on Bondville Street at the corner of Beach Hill Street.

3. ADMINISTRATION / LEGISLATION

3.1. ADMINISTRATION

2025-09-236

3.1.1. Accounts payable and lists of checks issued

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

THAT the Council approve the following lists:

- Accounts payable: \$560,765.90
- Checks issued #2025-09: \$279,041.82

APPROVED

3.1.2. Progressive statements, invoices, and miscellaneous expenses

3.1.2.1. Progressive statements

2025-09-237

3.1.2.1.1. Replacement of a wall valve - Spring-Hill reservoir

WHEREAS the payment request (invoice #F25060-VLB) from Service Sous Marin Inc. in the amount of **\$59,054.16**, including taxes, for work performed under the contract to replace a wall valve - Spring-Hill reservoir;

WHEREAS this amount includes the following change order in the amount of **\$4,894.75**, including taxes; DC-01: extra day of labor and new dimensions for the concrete base;

WHEREAS EXP's payment recommendation to pay this progress bill, including the change order in the amount of \$4,894.75, taxes included;

WHEREAS the payment recommendation by Marc-André Boivin, Director of Technical Services, to pay this progress bill;

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

THAT the Council authorize the payment of the progress bill (invoice #F25060-VLB) from Service Sous Marin Inc. in the amount of **\$59,054.16**, including taxes, for work performed under the contract to replace a wall valve Spring-Hill reservoir, including the change directive; said payment being conditional upon the Town's receipt of all documents required to release the payment,

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including proof of payment to subcontractors and/or suppliers, if applicable;

THAT be allocated to cover this expense, which will be financed from the water reserve fund (accounting item # 59-141-00-000).

ADOPTED

3.1.2.2. Invoices and miscellaneous expenses

3.1.3. Agreements, contracts, and authorities

2025-09-238 3.1.3.1. Awarding of contract - Call for tenders VLB2025-16 - Granular resurfacing - Byers, McCurdy and Turner roads

WHEREAS the call for tenders VLB2025-16 for the granular resurfacing of Byers, McCurdy, and Turner roads;

WHEREAS Town has received the following five (5) bids for the awarding of this contract:

Bidders	Price (taxes included)
Excavations G.A.L. Inc.	\$545,038.99
Roger Dion et fils	\$532,305.51
Excavation N. Jeanson	\$421,124.68
Excavation Dominic Carey Inc.	\$441,276.64
Racine Construction Inc.	\$516,549.22

WHEREAS the lowest compliant bid is that of Excavation N. Jeanson Inc. in the amount of **\$421,124.68**, including taxes;

WHEREAS the recommendation of Marc-André Boivin, Director of Technical Services, to accept the bid from Excavation N. Jeanson Inc.;

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

THAT the Council award Excavation N. Jeanson Inc. the contract for tender VLB2025-16 - Granular resurfacing of Byers, McCurdy, and Turner roads, in the amount of **\$421,124.68**, including taxes;

THAT the same amount be allocated to pay for this expense, which will be financed from the surplus allocated for Town roads (accounting item # 59-131-00-000).

ADOPTED

2025-09-239

3.1.3.2. Awarding of contract - VLB2025-08 - Redevelopment of a walking path - Art-de-Vivre sector

WHEREAS as part of the agreement reached with the developer of the Art-de-Vivre real estate project, the latter has transferred to the Town several lots intended for use as green spaces and parks, including lot 6 259 498;

WHEREAS The Council wishes to redevelop the former golf course path into a walking trail, thereby connecting Parcours Street and Panorama Street;

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

Bidders	Price (taxes included)
Les Entreprises Delorme	\$135,618.44
Sentiers Boréals	\$180,803.01

WHEREAS the lowest compliant bid is that of Les Entreprises Delorme in the amount of **\$135,618.44**, including taxes;

WHEREAS the recommendation of Laura Lee, Head of Technical Services, to accept the bid from Les Entreprises Delorme;

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

THAT the Council award contract VLB2025-08 for the development of a walking trail on lot 6 259 498 in the Art-de-Vivre sector at Les Entreprises Delorme in the amount of **\$135,618.44**, taxes included.

THAT be allocated to the payment of this expense, which will be financed under By-law 2021-05 decreeing an expense and a loan of \$500,000 for the repair of various trails, repayable over a period of twenty (20) years.

ADOPTED

2025-09-240

3.1.3.3. Awarding of contract - Crack sealing

WHEREAS The Council wishes to proceed with the maintenance of various roads by sealing cracks in order to ensure the

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safety of motorists and prevent deterioration of the roadway;

WHEREAS Town requested three (3) bids and received the following two (2) bids for the awarding of this contract:

Bidders	Price (taxes included)
Permaroute (for 36,000 linear meters)	\$1.25/linear meter
Lignes Maska (for 22,857 linear meters)	\$2.01/per linear meter

WHEREAS the lowest compliant bid is that of Permaroute at a tariff of \$1.25/linear meter, taxes included, for a total of **\$45,116.19**, taxes included, for an area of 36,000 linear meters;

WHEREAS the recommendation of Jean-Philippe Roy, Head of Public Works, to accept Permaroute's bid;

*IT IS
Proposed by Shelley Judge
Seconded by Louise Morin
And unanimously resolved by vote*

THAT the Council award Permaroute the contract for sealing cracks in the pavement over 36,000 linear meters in the amount of **\$45,116.19**, including taxes.

ADOPTED

2025-09-241 3.1.3.4. Awarding of contract - Legal services - Cain Lamarre

WHEREAS Council Resolution 2024-09-245;

WHEREAS the recommendation of Owen Falquero, Director of the Registry and Legal Affairs Department, to grant the general legal representation authority () to the law firm Cain Lamarre;

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

THAT Council accept Cain Lamarre's offer of services dated August 19, 2025, for the period from January 1 to December 31, 2026, and authorize the mayor, the director general, or the clerk to use, as needed, the consultation package included in the said offer;

THAT this acceptance is conditional on the Town remaining free to retain any legal services of its choice, notwithstanding the terms of the said offer.

ADOPTED

2025-09-242

3.1.3.5. Awarding of contract - Preliminary study for hydraulic modeling and operational optimization of the Foster Dam

WHEREAS the Foster Dam, owned by the Town of Brome Lake, regulates the levels and flows of Brome lake and directly influences the drinking water supply of the Town of Bromont via the Yamaska River;

WHEREAS the Council wishes to collaborate with the Town of Bromont in the development of a hydraulic and hydrological model to optimize the operation of the Foster Dam;

WHEREAS optimally controlling the lake level is an action under Guideline 4.1 (Ensure the sustainability and quality of Brome Lake) of the 2024-2028 Strategic Plan;

WHEREAS the Town has signed an agreement with Bromont to collaborate on this project;

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

Bidders	Price (taxes included)
Artelia	\$30,577.60
Tetra Tech	\$47,714.63

WHEREAS the lowest compliant bid is that of Artelia in the amount of **\$30,577.60**, including taxes;

WHEREAS the recommendation of Marc-Anré Boivin, Director of Technical Services, to accept Artelia's bid;

WHEREAS The Town of Bromont will assume a share equivalent to 50% of the amount of this contract;

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

THAT the Council award the contract to Artelia for a preliminary study for the hydraulic modeling and operational optimization of the Foster Dam in the amount of **\$30,577.60**, including taxes.

ADOPTED

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2025-09-243 3.1.3.6. Contract cancellation - Development of three new pickleball courts

WHEREAS at the Council meeting of August 4, 2025, Council awarded a contract for the development of three new pickleball courts (resolution 2025-08-210);

WHEREAS the recommendation of Cynthia Brunelle, Director of Recreation, Tourism, Culture, and Community Vision, to cancel this contract and award a new contract for the development of six (6) pickleball courts, including three new ones;

*It is
Proposed by Lucy Gagnon
Seconded by Pierre Laplante
And unanimously resolved by vote*

THAT The Council repeal Resolution 2025-08-210 and cancel the contract awarded.

ADOPTED

2025-09-244 3.1.3.7. Award of contract - Development of 6 pickleball courts

WHEREAS The Council wishes to develop six pickleball courts, including three new ones, at Lions Park;

WHEREAS Town requested three (3) bids and received the following two (2) bids for the awarding of this contract:

Bidders	Price (taxes included)
Pavage Montérégie	\$74,733.75
Asphalte Bernier Inc.	\$51,520.15

WHEREAS the lowest compliant bid is that of Asphalte Bernier Inc. in the amount of \$51,520.15, including taxes;

WHEREAS the recommendations of Cynthia Brunelle, Director of Recreation, Tourism, Culture, and Community Services, and Jean-Philippe Roy, Division Manager - Public Works, to accept the bid from Asphalte Bernier Inc.;

*It is
Proposed by Lucy Gagnon
Seconded by Pierre Laplante
And unanimously resolved by vote*

THAT the Council award Asphalte Bernier Inc. the contract for the development of the playing surface for six pickleball courts, including three new ones, at Lions Park, in the amount of \$51,520.15, including taxes.

ADOPTED

2025-09-245 3.1.3.8. Signing authority - Recreation agreement - Bolton-Ouest

WHEREAS the Recreation Agreement with the municipality of West Bolton expires on August 31, 2025;

WHEREAS the Council wishes to renew this agreement;

WHEREAS the recommendations of the Director General, Mr. Gilbert Arel, to renew this agreement for a further two-year period, until August 31, 2027, with the changes proposed in the draft agreement;

It is

Proposed by Pierre Laplante

Seconded by Shelley Judge

And unanimously resolved by vote

THAT Council authorizes the mayor, Mr. Richard Burcombe, and the director general, Mr. Gilbert Arel, to sign, for and on behalf of the Town, the renewal of the Recreation Agreement with the municipality of West Bolton, as well as any other document necessary to give effect to this resolution.

ADOPTED

2025-09-246 3.1.3.9. Signing authority - Participation in the project of the Ministry of the Environment, Climate Change, Wildlife and Parks

APPROVAL OF PARTICIPATION IN THE RESEARCH PROJECT ON BANK FILTRATION AND AUTHORIZATION FOR SIGNING A LETTER OF AGREEMENT WITH UQAM

WHEREAS the Ministry of the Environment, Climate Change, Wildlife and Parks (MELCCFP) has granted the Université du Québec à Montréal the authority (UQAM), in collaboration with Laval University and the École de technologie supérieure (ÉTS), to carry out the project entitled "Characterization of water samples in bank filtration and integration into the process of protecting drinking water sources";

WHEREAS this project aims to improve knowledge about the vulnerability of municipal drinking water sources and to make recommendations to strengthen their protection;

WHEREAS the Town of Brome Lake is concerned by this project and has been asked to collaborate in sampling its drinking water intake facilities, namely at the Bailey station, for the period from September 1, 2025, to December 31, 2028;

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WHEREAS the Municipality's participation does not generate any analysis costs, as UQAM has agreed to provide the necessary equipment and carry out the analyses at its own expense;

WHEREAS the Municipality will retain access to the results and interpretations, which may be useful in developing and updating its drinking water source protection plan;

It is

Proposed by Louise Morin

Seconded by Patrick Ouvrard

And unanimously resolved by vote

THAT the Council approve the Town of Brome Lake is participation in the project "Characterization of water sampling in bank filtration and integration into the drinking water source protection process";

THAT Council authorizes the mayor and/or the director general to sign, for and on behalf of the Town, the letter of agreement attached hereto, with UQAM, in order to enable the project to be carried out;

THAT this resolution take effect immediately.

ADOPTED

2025-09-247

3.1.3.10. Authority - Legal Services - Lot 4 265 590 – Trestle Cove Island

WHEREAS Council Resolution 2024-09-241 awarding the contract for legal services and general representation of the Town to the law firm Cain Lamarre;

WHEREAS the tree topping on lot 4 265 590, a public land known as Trestle Cove Island;

WHEREAS this case is unusual and legally complex;

It is

Proposed by Louise Morin

Seconded by Lucy Gagnon

And unanimously resolved by vote

THAT Council gives the law firm Cain Lamarre the authority to act as attorneys and representatives of the Town for all matters concerning lot 4 265 590, Quebec Cadastre;

THAT The Council grants the law firm Cain Lamarre, in collaboration with the Town administration, the authority to conduct a comprehensive analysis of the situation, authorizes it to carry out all verifications or steps required for the purposes of its analysis and to take all necessary measures to resolve the factual, regulatory,

and legal issues concerning lot 4 265 590, including, in particular, the initiation of appropriate legal proceedings.

ADOPTED

3.1.4. Human Resources

3.1.5. Miscellaneous

2025-09-248

3.1.5.1. Support - Waterloo Community Cultural Center Project

WHEREAS the Waterloo Community Cultural Centre Project is supported by the Town of Waterloo, the Waterloo Cultural Centre, Waterloo Community Television, and Ateliers Créatifs W;

WHEREAS Town of Waterloo is the main promoter of the project and will assume responsibility for the future cultural facility;

WHEREAS the project is based on two independent studies conducted by specialized firms that confirm its feasibility, regional relevance, and economic and social benefits;

WHEREAS this regional project aims to improve access to culture, support local organizations and artistic practice, encourage citizen participation, and strengthen the well-being of communities;

WHEREAS the project is part of an emerging approach to sustainable development and regional cooperation;

*It is
Proposed by Lucy Gagnon
Seconded by Louise Morin
And unanimously resolved by vote*

THAT The Council officially supports the creation of the Waterloo Community Cultural Center and hopes that governments and partners will actively support this promising initiative.

ADOPTED

3.2. LEGISLATION – NOTICE OF MOTION / BY-LAW

3.2.1. By-law – Notice of Motion/Presentation

3.2.1.1. Interim Control By-law – Notice of Motion

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Councillor Lee Patterson gave notice of a motion whereby he or another member of Council would move for adoption of By-law 2025-06, Interim Control By-law relating to the downtown development vision.

The clerk took the necessary steps to make the draft by-law available to the public for consultation before the start of the meeting.

The elected officials, having received it within the time limits provided for by law, agreed to be dispensed from reading it.

The draft by-law is duly presented and tabled by Councillor Patterson, who outlines its purpose and scope. The purpose of the by-law is to temporarily suspend the application of certain Town by-laws concerning construction and subdivision in the area designated as downtown of Brome Lake.

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

3.2.1.2. By-law 599-6 amending By-law 599 on permits and certificates - Notice of motion

Councillor Lee Patterson gave notice of a motion whereby he or another member of Council will present for adoption By-law 599-6 amending By-law 599 on permits and certificates.

The clerk took the necessary steps to make the draft by-law available to the public for consultation before the start of the meeting. The elected officials, having received it within the time limits provided for by law, agreed to be dispensed from reading it.

The draft by-law was duly presented and tabled by Councilor Patterson, who outlined its purpose and scope. The purpose of the by-law is to amend the current by-law to require the issuance of a Certificate of Authorization for any request to cut down or prune trees.

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

4. PLANNING AND ENVIRONMENT DEPARTMENT

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 August 25, 2025, meeting of the Planning Advisory Committee. The Environment Advisory Committee does not hold meetings during the summer months of July and August.

4.3. EXTERIOR MODIFICATION REQUESTS - PIIA

2025-09-249

4.3.1. 130-142 Lakeside Road, lot #6 285 347, zone UP-4-K15

Nature of the request: Expansion of an institutional building

- WHEREAS the filing of an application to expand an institutional building by adding a building to the Lac-Brome Museum;
- WHEREAS this request is subject to By-law 601 on Site Planning and Architectural Integration Programs (SPAIP), specifically SPAIP-1 concerning institutional or public buildings;
- WHEREAS this application for expansion will be subject to a Special Project for the Construction, Modification, or Occupancy of a Building (SCAOPI);
- WHEREAS this project must comply with By-law 211 establishing a heritage site for the public zone (P-4);
- WHEREAS the building is listed in the Built Heritage Inventory (File No. 144);
- WHEREAS CCU Resolution CCU-25-074 and its recommendation to accept the application, after ing a presentation of the application by museum officials;

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

- THAT the Council grant PIIA-1 concerning the request to expand an institutional building by adding a building; at 130-142 Lakeside Road, lot #6 285 347, zone UP-4-K15, according to the plan submitted with the request;
- THAT this approval of the PIIA application does not grant the applicants any rights with regard to the upcoming SCAOPI application or any other application related to this project.

ADOPTED

2025-09-250

4.3.2. 2, Beach Hill, lot #3 938 721 (new lot 6 690 283), zone UMV-3-H12

Nature of the request: Construction of a 4-unit multi-family residential building

- WHEREAS the filing of an application to construct a four (4)-unit multi-family residential building;

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WHEREAS this application is subject to By-law 601 on Site Planning and Architectural Integration Programs (SPAIPs), specifically SPAIP-11 concerning a housing project comprising three or more units and SPAIP-2 concerning residential buildings and land;

WHEREAS CCU Resolution CCU-25-075 and its recommendation to approve the application;

*It is
Proposed by Lee Patterson
Seconded by Louise Morin
And by a majority of votes cast*

(4 in favor, 2 against (Lucy Gagnon and Patrick Ouvrard))

THAT the Council grant PIIA-11 concerning the application to construct a four (4)-unit multifamily residential building at 2 Beach-Hill Street, lot #3 938 721 (new lot 6 690 283), zone UMV-3-H12.

ADOPTED

2025-09-251 4.3.3. 16 Frank-Santerre Road, lot #6 319 543, zone UC-2-N3

Nature of the request: Construction of a residence

WHEREAS the filing of an application to build a single-family residence

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

WHEREAS the CCU's resolution CCU-25-076 and its recommendation to approve the application;

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

THAT the Council grant PIIA-2 concerning the request to build a single-family residence at 16 Frank-Santerre Road, lot #6 319 543, zone UC-2-N3.

ADOPTED

2025-09-252 4.3.4. 45 Lakeside Road, lot #4 266 243, zone UCV-5-K15

Nature of the request: Replacement of accessory buildings (sheds)

WHEREAS the filing of an application to replace three (3) accessory buildings (sheds);

WHEREAS this request is subject to By-law 601 on Site Planning and Architectural Integration Programs (SPAIP), specifically SPAIP-3 concerning commercial buildings and land;

WHEREAS the CCU's resolution CCU-25-077 and its recommendation to accept the application;

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

THAT the Council grant PIIA-3 concerning the request to replace three (3) accessory buildings (sheds) at 45 Lakeside Road, lot #4 266 243, zone UCV-5-K15.

ADOPTED

2025-09-253 4.3.5. 109 Lakeside Road, lot #4 266 228, zone UCV-4-K15

Nature of the request: Sign

WHEREAS the filing of an application to install a sign;

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

WHEREAS CCU Resolution CCU-25-078 and its recommendation to approve the application;

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

THAT the Council approve PIIA-5 concerning the request to install a sign at 109 Lakeside Road, lot 4 266 228, zone UCV-4-K15.

ADOPTED

2025-09-254 4.3.6. 273 Knowlton Road, lot #4 265 929, zone UCV-6-L15

Nature of the request: Sign

WHEREAS the filing of an application to install a sign;

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

WHEREAS the CCU's resolution CCU-25-079 and its recommendation to approve the application;

It is

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*Proposed by Lee Patterson
Seconded by Pierre Laplante
And unanimously resolved by vote*

THAT the Council grant PIIA-5 concerning the request to install a sign at 273 Knowlton Road, lot 4 265 929, zone UCV-6-L15.

ADOPTED

4.4. MINOR EXEMPTION REQUESTS

2025-09-255

4.4.1. 2 Panorama Street, lot #6 259 459, zones UMV-2-D16 & RBE-1-E16

Nature of the request: Use of aluminum siding and minimum percentage of wood siding

WHEREAS the filing of an application for the use of black composite aluminum panel cladding;

WHEREAS the SCAOPI adopted for the real estate project in which lot 6 259 459 is located (resolution 2018-02-65) does not allow black composite aluminum panel cladding;

WHEREAS the filing of an application for the use of wood siding on 62% of the wall surface;

WHEREAS the SCAOPI adopted for the real estate project in which lot 6 259 459 is located (resolution 2018-02-65) requires a minimum of 75% wood cladding on the wall surface;

WHEREAS a certificate of authorization for the construction of the new residential building has already been issued with siding that complies with the SCAOPI;

WHEREAS CCU Resolution CCU-25-080 and its recommendation to deny the minor exemption request, the CCU being of the opinion that the applicants will not suffer serious harm if the request is denied;

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

THAT the Council deny the minor exemption request for the use of black composite aluminum siding at 2 Panorama Street, lot 6 259 459, zone RBE-1-E16;

THAT the Council deny the request for a minor exemption for the use of wood siding on 62% of the wall at 2 Panorama Street, lot 6 259 459, zone RBE-1-E16;

THAT the Council is of the opinion that the applicants will not suffer serious harm if the requests are denied;

ADOPTED

2025-09-256

4.4.2. Foster Road, lot #4 265 109, zone UMV-2-D16

Nature of the application: Subdivision to create a lot whose area and depth are less than the minimum standards.

WHEREAS the filing of an application to allow a subdivision to create a lot with an area of 2,645.50 square meters;

WHEREAS Appendix II of Subdivision By-law No. 597 stipulates that the minimum area required is 3,000 square meters;

WHEREAS the filing of an application to allow a subdivision to create a lot with a depth of 38.10 meters;

WHEREAS Schedule II of Subdivision By-law No. 597 stipulates that the minimum depth required is 50 meters;

WHEREAS the CCU's resolution CCU-25-081 and its recommendation to accept the minor exemption request;

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

THAT the Council approve the minor exemption request to allow a subdivision to create a lot with an area of 2,645.50 square meters at lot 4 265 109, Foster Road, zone UMV-2-D16;

THAT Council approve the minor exemption request to allow a subdivision to create a lot with a depth of 38.10 meters on lot 4 265 109, Foster Road, zone UMV-2-D16.

ADOPTED

4.5. REQUEST(S) FOR ZONING CHANGES

4.6. SUBDIVISION REQUEST

2025-09-257

4.6.1. 221 Lakeside Road, Lot 4 265 689, zone UREC-3-J16

WHEREAS the filing of a subdivision request for Lot 4 265 689 to create one (1) lot for the construction of a boat storage building;

WHEREAS pursuant to section 23 of Subdivision By-law 597, the owner of land covered by a cadastral operation plan must undertake to transfer to the Town, free of charge, land representing 10% of the total area of the land that is suitable for the establishment or expansion of a park,

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playground, trail, or natural space, or to pay the Town an amount equal to 10% of the value of the land;

It is

Proposed by Patrick Ouvrard

Seconded by Louise Morin

And unanimously resolved by vote

THAT the Council require a contribution of 10% in dollars of the value of the land covered by this application concerning lot 4 265 689, 221 Lakeside Road, zone UREC-3-J16, Knowlton-Lakeside district.

ADOPTED

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

4.8. Other

2025-09-258

4.8.1. Nomination as the person responsible for enforcing the Town's by-laws - France Brazeau

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

WHEREAS Council wishes to grant these enforcement powers to the administrative assistant of the Urban Planning Department, France Brazeau;

WHEREAS these powers include, among others, the power to issue certificates of authorization related to tree cutting and pruning;

It is

Proposed by Lee Patterson

Seconded by Pierre Laplante

And unanimously resolved by vote

THAT Council appoint France Brazeau, administrative assistant with the Urban Planning Department, as the person responsible for enforcing any by-laws necessary in connection with her employment with the Town.

ADOPTED

5. PUBLIC SAFETY

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

Filing of the monthly report from the Public Safety and Fire Department and First Responders.

Councilor Patrick Ouvrard mentions the following points:

- Over the past month, the Fire Department responded to 25 calls and firefighters were present at the Brome Fair.
- The water patrol carried out 405 interventions on Lake Brome and issued 67 expulsions during the summer for safety 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.

Councilor Shelley Judge mentioned the following point:

- Regarding the bridge under construction on Victoria Street, the Department of Transportation has indicated that the work should be completed by December if there are no changes.

2025-09-259

6.2. Signing Authority - Local Road Assistance Program (LRAP) - Fulford Road

WHEREAS the Local Road Assistance Program (LRAP) aims to assist municipalities in planning, improving, and maintaining the local and municipal road network infrastructure for which they are responsible;

WHEREAS the members of Council have reviewed the terms and conditions of the LARP, particularly those relating to the component covered by the application for financial assistance submitted under this program, and agree to comply with them;

WHEREAS the work referred to in the application for financial assistance concerns roads under municipal authority and is eligible for financial assistance;

WHEREAS only work carried out after the date indicated on the announcement letter is eligible for financial assistance;

WHEREAS the recipient of financial assistance must have the work carried out within twelve months of the announcement letter and has taken note of the restrictions on access to the program set out in section 1.10 of the applicable terms and conditions;

WHEREAS the Town of Brome Lake chooses to establish the source of calculation for financial assistance according to the following option:

- the detailed estimate of the cost of the work;

WHEREAS the Town's project manager, Laura Lee, head of the Technical Services Division, represents the Town in its dealings with the Ministry in this matter;

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

THAT Town Council of Brome Lake authorizes the submission of an application for financial assistance, confirms its commitment to comply with the terms and conditions in force, acknowledges that failure to comply with these terms and conditions will result in the termination of financial assistance, and certifies that Gilbert Arel, Director General, is duly authorized to sign any document or agreement to this effect, including the financial assistance agreement, where applicable, with the Minister of Transportation and Sustainable Mobility.

ADOPTED

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 Lucy Gagnon mentions the following points:

- A tribute to volunteers will take place on September 25;
- The Les Friands food festival will be held at Coldbrook Park on September 20 and 21;
- Fifty people took advantage of *the Escale Lac-Brome* program over the summer.
- She thanked artist Muriel Faille, who participated in the *Au Cœur de l'eau* exhibition, which ended on August 24;
- Les Journées de la culture will be held from September 26 to 28.

2025-09-260

7.2. Requests for financial contributions

*It is
Proposed by Pierre Laplante
Seconded by Lucy Gagnon
And unanimously resolved by vote*

THAT The Council authorize the following expenditures as financial contributions to the activities of the following organizations:

- Opération Nez Rouge 2025: \$200
- Lantern Garden (Coldbrook Trail): \$5,000
- Birdhouse Trail (Coldbrook Trail): \$5,000\$
- Gnome Trail (Coldbrook Trail): \$4,500\$
- Witches' Ball Fairy Trail (Coldbrook Trail): \$1,000

ADOPTED

7.3. Request(s) to use public property

8. LOCAL ECONOMY

2025-09-26

8.1. 110 Lakeside Road - Payment of facade renovation subsidy

WHEREAS The Council adopted By-law 2021-08 concerning the economic development of the Town for 2021-2025;

WHEREAS one of the purposes of By-law 2021-08 is to stimulate the development of the service sector with a tax credit program for commercial building expansions and renovations;

WHEREAS the owner has submitted a complete and compliant application for financial assistance for renovation work on the facade at 110 Lakeside Road, lot 4 266 335, which has been approved by Council in accordance with by-law 2025-07-202;

WHEREAS the work has been completed and complies with the permit application;

WHEREAS the recommendation of Caroline Cusson, Director of Finance and Treasury, to grant the final payment of the financial assistance request in the amount of **\$10,000**;

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

THAT Council approve the payment of the financial assistance request for the renovation of the facade at 110 Lakeside Road, lot 4 266 335, for a maximum amount of **\$10,000**;

THAT the same amount be allocated to the payment of this expense, which will be financed from budget item 02-621-00-996.

ADOPTED

9. MISCELLANEOUS

10. SECOND QUESTION PERIOD

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

ORAL QUESTIONS DURING THE SESSION

The speakers are:

SID YOUSRI

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(00:00)

He thanks the Council for approving the museum expansion project.

VÉRONIQUE CLOUTIER

(01:21)

13. She would like to know if there were any costs incurred as a result of the cancellation of the contract for three pickleball courts, which was replaced by a contract for six courts;

(02:43)

14. She requested a review of the Council's position regarding permission to construct a fifth building on Bondville Street , at 2 Beach-Hill. She raised the issues of architectural harmony, density, and number of floors.

PATRICK LEFEBVRE

(05:16)

15. He wants to know what is permitted and what is prohibited in terms of tree cutting management, in accordance with draft by-law 599-6 (item 3.2.1.2 By-law 599-6 amending By-law 599 on permits and certificates - Notice of motion);

ALICIA SOUTHALL

(11:38)

16. She asks for clarification on certain aspects of draft by-law 599-6, particularly insurance issues.

PATRICE BÉLANGER

(16:13)

17. He would like clarification on the number of floors in the construction project at 2 Beach Hill Street.

YVES SERRA

(18:08)

18. He would like to know if there will be other multi-family residential buildings in the Bondville area in connection with the construction project at 2 Beach Hill Street.

CAROLLE LAVOIE

(22:21)

19. She shares her testimony regarding the permit application for tree cutting (draft by-law 599-6).

VÉRONIQUE CLOUTIER

(23:54)

20. She asks whether the zoning by-law determines the number of quadruplexes permitted in a given area. This concerns the construction project at 2 Beach Hill Street.

(25:34)

21. She asks what height corresponds to one story, in relation to the construction project at 2 Beach Hill Street.

2025-09-262

11. ADJOURNMENT

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

THAT the meeting be adjourned, the agenda having been completed.
It is 8:45 p.m.

ADOPTED

Richard Burcombe
Mayor

Owen Falquero
Clerk