



SPECIAL MEETING of the Council of Brome Village held in person on Thursday, September 19, 2024, at 6:30 p.m., at which were present Councillors Pat Panasuk, Lisa Belanger, Larry Royea, Wesley Patch, and Christopher Whitehead. All members of said council forming a quorum under the chairmanship of Mayor William Miller, pursuant to the provisions of the Municipal Code.

Councillor Michael Allnutt was absent.

The Director General and Clerk-Treasurer Gail Côté was present.

The citizens can attend the meeting and ask questions.

There were 3 people in the audience.

AGENDA

1. Opening of the meeting
2. Adoption of the agenda
3. Request to the Commission de la Protection du Territoire Agricole du Québec for a use other than agricultural
4. Re-surfacing of Stairs Road
5. Question period
6. Adjournment of the meeting

1
OPENING OF THE MEETING
Resolution 2024-420

The members present at the opening of the meeting form a quorum; the meeting was called to order by the mayor at 6:30 p.m.

The mayor addresses those present.

2
ADOPTION OF THE AGENDA
Resolution 2024-421

IT IS
Proposed by Larry Royea
Seconded by Christopher Whitehead
AND RESOLVED

THAT the agenda be and is hereby approved.

ADOPTED unanimously

REQUEST TO THE COMMISSION DE LA PROTECTION DU TERRITOIRE AGRICOLE DU QUÉBEC (CPTAQ) FOR A USE OTHER THAN AGRICULTURAL - AUTHORIZATION FOR A RESIDENTIAL USE ON LOTS OF NO. 4 267 270 AND 4 267 277 (THE LATTER HAVING AN APPROXIMATE AREA OF 0.12 HA) AS WELL AS THE RIGHT-OF-WAY USE FOR LOT NO. 4 267 651 - AUTHORIZATION FOR THE ALIGNMENT OF LOT NO. 4 267 277
Resolution 2024-422

CONSIDERING that the dimensions of lots 4 267 651, 4 267 270 and 4 267 277 are not conducive to a profitable and sustainable agricultural activity;

CONSIDERING that neighboring lots are used for residential and commercial purposes;

CONSIDERING that farming activities immediately adjacent to the lots in question are non-existent and would not be affected by this request;

CONSIDERING that the presence of new residential uses would have no impact on limiting distances;

CONSIDERING that there is no suitable location for residential uses outside the agricultural zone, particularly due to the lack of water and sewer infrastructure;

CONSIDERING that since there are no major agricultural activities in the vicinity of the lots covered by the requests, their homogeneity will not be affected;

CONSIDERING that this request is for low-density residential uses, water and other resources useful to agricultural activities will not be affected;

CONSIDERING that this request will not affect the economic development of agricultural activities in the region, which are essentially devoted to recreational forestry activities;

CONSIDERING that refusal of the present requests would have the effect of rendering the use of the lots in question non-existent.

CONSEQUENTLY

Proposed by Larry Royea

Seconded by Lisa Belanger

AND RESOLVED

TO support this request for authorization for a use other than agricultural, namely a residential use on lots 4 267 270 and 4 267 277 (the latter having a portion located in an agricultural zone - approximately 0.12 ha) as well as a right-of-way use for lot 4 267 651. Ultimately, to support the request to authorize the disposal request for lot no. 4 267 277.

Councillor Pat Panasuk voted against the request to the Commission de la Protection du Territoire du Québec for a use other than agricultural as she was concerned about the meaning of paragraph five (5), which refers to the lack of water and sewer infrastructure.

ADOPTED

4
RE-SURFACING OF STAIRS ROAD
Resolution 2024-423

CONCERNING that Stairs Road is showing signs of wear and tear;

CONCERNING that the Town of Brome Lake is re-surfacing their section of Stairs Road;

IT IS

Proposed by Larry Royea

Seconded by Wesley Patch

AND RESOLVED

TO authorize the Town of Brome Lake to re-surface Stairs Road in the section of Brome Village, in the amount of \$10 608 plus applicable taxes. This will include stone MG20b, machinery and transport;

TO finance this expense, net of tax refunds, from the municipal general fund;

TO authorize the Director General and Clerk-Treasurer to give all necessary instructions and sign all documents to this effect.

ADOPTED unanimously

5
QUESTION PERIOD

1. It was asked whether the application to the Commission de la Protection du Territoire Agricole du Québec would concern everyone or only the lots mentioned.

The mayor replied that it would only concern the lots mentioned.

6
ADJOURNMENT OF THE MEETING
Resolution 2024-424

IT IS

Proposed by Larry Royea

Seconded by Christopher Whitehead

AND RESOLVED

THAT the meeting be adjourned at 6:47 p.m.

William Miller
Mayor

Gail Côté
Director General and Clerk Treasurer