

Summary

- ♦ Areas of cultural interest (museum, theatre, art galleries, churches etc.);
- ♦ Areas of ecological interest (wet lands, nesting areas etc.);
- ♦ Areas of esthetic and visual interest (open farmland, panoramic routes, topography, etc.).

- ♦ The Site Planning and Architectural Integration (SPAIP) By-law
- ♦ The Comprehensive Development Program (CDP) By-law
- ♦ The Special Planning Program (SPP) By-law
- ♦ The By-law relating to municipal works agreements
- ♦ The Demolition By-law
- ♦ The By-law relating to Specific Construction, Alteration or Occupancy Proposals or a Immovable

Area with development constraints

The Town has areas with natural constraints (flood zones, wet lands, steep slopes) and anthropic constraints (abandoned dumps sites, Hydro-Quebec transformer sites, railways, high tension electric lines, sewage lagoons, storage sites for dangerous matters) which must be taken into account when planning development.

Infrastructure and Equipment

The Town of Brome Lake possesses infrastructures and public equipment of a supra-municipal nature. These include infrastructures relating to communications, education, environment, recreation, culture and government services.

Implementation methods

The Development Plan will be implemented by using various tools such as:

- ♦ The Zoning By-law
- ♦ The Subdivision By-law
- ♦ The Building By-law
- ♦ The Permits and Certificates By-law
- ♦ The By-law relating to the Conditions for issuing Building Permits

For complete documentation on the Revised Land Use and Development, please visit the municipal website at ville.lac-brome.qc.ca, or go to the Brome Lake Town Hall 122 Lakeside Rd (Knowlton).

Information: 450-243-6111 or by email reception@ville.lac-brome.qc.ca



MAIN PUBLIC CONSULTATION
June 8, 2013, 8 am
Centre Lac-Brome, 270 Victoria St (Knowlton)

WEST-BROME
June 10, 2013, 7 pm
Church of the Ascension, 2 McCurdy St (West-Brome)

BONDVILLE, IRON HILL AND FULFORD
June 11, 2013, 7 pm
Prouty Hall, 5 Mill Rd (Bondville)

FOSTER
June 17, 2013, 7 pm
Ovide-Dagenais Hall (Foster)

Context

The Land Use and Development Plan is a municipality's main planning document in the field of land use. It is the reference point for all stakeholders, private or public, in terms of land use and territorial organization.

The revision of the Land Use and Development Plan is part of an overall review of the Town's urbanism by-laws that have been in force since 2004. This revision will take into account the objectives set out in the RCM of Brome-Missisquoi's revised Regional Land use and Development Plan adopted in March 2009.

In its review of theses by-laws, the Town of Brome-Lake has relied on input from its citizens and its various committees to identify the direction the Town should take. Since 2009, the Town has held meetings in all sectors to discuss the Town's major developmental concerns, its strengths and weaknesses, as well as its developmental constraints and opportunities. Thus, hundreds of citizens have had the opportunity to discuss and to express their views on the revised plan.

Contents of the proposed revised plan

This revised plan, based on strategic and sustainable development, offers a framework for stakeholders in the field of territorial organization. In describing the existing situation, it refers to dominant geographical elements and highlights the main characteristics in the areas of environment, rural planning, agriculture, forestry, demographics, planning management, local development, transportation, tourism and holidaying, as well as historical and heritage values.

Development Challenges

The Town of Brome Lake needs to take full advantage of its advantageous geographical situation in the centre of a tourism and vacationing region recognized for the quality of its landscapes and for the outdoor activities that are

practiced in the area, in responding to its development challenges.

The proximity to intermediate sized urban centres and the major metropolitan centre of Montreal, the presence of Brome Lake in the very heart of the municipality, as well as the concentration of cultural, commercial, recreational and tourism activities, all unite to constitute a critical mass that could generate sustained economic activity. A population which represents Canada's two founding cultures living in total harmony constitutes an additional strength.

The permanent population is aging and population renewal is slow. Strategic choices must be made to counteract the decline of the population and insure a growth of 1 to 2 % per year. Steps must be taken to attract young families and to support the Town's vitality.

The integration of standards in "unstructured zones" within the permanent agricultural zone will permit development in certain sectors which are already built up while respecting the rules established by the CPTAQ.

Consolidation of the industrial base: While industrial activity occupies a relatively modest place in the Town's economic activity, its role is nevertheless significant. The Town must support economic development which respects the rural character of the milieu and its low density of occupation within a perspective of sustainable development.

These challenges are clearly expressed in the mission and vision statement of the Town:

The mission of the Town of Brome Lake is to offer its permanent residents and its vacationers an exceptional environment in which to live and work in a rural setting.

The major directions of planning

The Town has identified 7 major planning directions which are each in turn supported by specific planning, control and intervention objectives:

- 1 Improve the integration of developments and new buildings with the natural setting and existing buildings and strive to minimize the impact on the environment.
- 2 Ensure that the areas identified as recreation, tourism, cultural and ecological zones are enhanced, and that the landscapes are protected.
- 3 Ensure the best quality of water in sufficient supply to provide for consumption and to sustain development within the Town. Also, protect the quality of surface water.
- 4 Encourage the development of urban perimeters by improving the housing supply, in particular to attract young families; maintain a harmonious blend of agricultural, commercial and residential uses for the permanent population as well as vacationers and tourists.
- 5 Maintain the dominantly rural density of occupation that characterises the territory of the Town.
- 6 Equitably develop all of the entities that make up the Town by respecting the specific character of each village particularly in the over-all planning for families; invest equitably in both the central and the area services.
- 7 Consolidate existing tourism, commercial and industrial activities.

The major land uses

The objective of identifying major land uses in the area is to adequately distribute activities in relation to the developmental objectives and opinions that have been expressed. The territory will be divided into zones representing the major land uses. These uses will be the basis of the zoning and the uses authorized under the zoning by-law.

Density of land occupation

Standards for density of land occupation are based on the nature of the municipality itself and the various physical and natural characteristics of the milieu which support development.

Proposed routes and types of main roads, traffic networks, and linear trails

The Land Use and Development Plan serves as a guide by raising the main problems related to the various transportation networks. It identifies the nature and extent of studies and detailed technical surveys that the Town may eventually use to find solutions to specific transportation or safety problems in certain sectors. In addition, the Land Use and Development Plan identifies the main issues relating to the installation, improvement and maintenance of infrastructures and linear trails within the municipality.

The area of particular interest

The Town of Brome Lake has many areas of particular interest:

- ♦ Areas of historical and heritage interest (village centres, Tibbits School round barn etc.);
- ♦ Recreational and Tourism areas (Brome Lake, Knowlton);