



PROVINCE OF QUEBEC
CITY OF BEACONSFIELD

BY-LAW 720-130

**BY-LAW AMENDING ZONING BY-LAW 720 IN ORDER TO RENDER IT COMPLIANT WITH THE
LAND USE PLANNING AND DEVELOPMENT PLAN OF THE AGGLOMERATION OF MONTRÉAL
(RCG 14-029) AND THE PLANNING PROGRAM OF THE CITY OF BEACONSFIELD**

Adopted during the regular meeting of the Council
held on XXXX XX, 2025



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CITY OF BEACONSFIELD

BY-LAW 720-130

BY-LAW AMENDING ZONING BY-LAW 720 IN ORDER TO RENDER IT COMPLIANT WITH THE LAND USE PLANNING AND DEVELOPMENT PLAN OF THE AGGLOMERATION OF MONTRÉAL (RCG 14-029) AND THE PLANNING PROGRAM OF THE CITY OF BEACONSFIELD

At a regular Council meeting of the City of Beaconsfield, held at the Council Chamber, 303 Beaconsfield Boulevard, Beaconsfield, Québec, on Monday, February 24, 2025, at 8:00 p.m.;

WERE PRESENT : His Honour the Mayor Georges Bourelle, Councillors Dominique Godin, Martin St-Jean, Robert Mercuri, David Newell, Roger Moss, and Peggy Alexopoulos

WHEREAS a draft by-law was filed, and a notice of motion of the present by-law was given at the regular Council meeting held on xxxx xx, 2025;

WHEREAS a draft By-law 720-130 entitled "By-law amending Zoning By-law 720 in order to render it compliant with the Land Use Planning and Development Plan of the Agglomeration of Montreal (RCG 14-029) and the Planning Program of the City of Beaconsfield" was adopted at the regular meeting of Council held on Monday xxx xx, 2025;

WHEREAS a public consultation meeting concerning this by-law was held by the Council on Monday, xxx xx, 2025, in accordance with the Act respecting land use planning and development (L.R.Q., c. A-19.1);

WHEREAS the By-law RCG 14-029-7 amending the Land use planning and development concept of the Montreal agglomeration was adopted on November 21, 2024;

WHEREAS sections 58 and 145.36 of the *Act respecting land use planning and development* (L.R.Q., chapter A-19.1);

On motion of Councillor xxxxxxxxxx, seconded by Councillor xxxxxxxxxx and UNANIMOUSLY RESOLVED:

COUNCIL DECREES AS FOLLOWS:

SECTION 1: Section 5.7.1 is amended by adding the following paragraph e) after paragraph d):

e) In the protection area of a wetland of interest to be protected or restored, as indicated in Appendix E "Wetlands" of the present by-law, any adjacent part of a lot that contains a building and is adjacent to a wetland or its protection area without encroaching upon it must be fenced. This fence must have no openings or access toward the wetland or its protection area.

SECTION 2: Section 5.16.9 is replaced by the following:

5.16.9 Ban on invasive species

No invasive species listed in Appendix D of the present by-law may be used on a site located less than 100 metres of a natural environment that is protected or in the process of being protected, or of a local park that includes natural environments of interest identified on the plan entitled "Map 15 - Territories of Ecological Interest" of the Land use planning and development concept of Montreal agglomeration (RCG 14-029), or of a wetland of interest identified in Appendix E "Wetlands" of the present by-law.

SECTION 3: Chapter 9 of the Zoning By-law is amended by adding the following section 9.11.1 after article 9.11:

9.11.1 Measures relating to wetlands of interest to be protected or restored and their protection areas

In a wetland of interest to be protected or restored and in its protection area, indicated in



Appendix E "Wetlands" of the present by-law, any land use, any construction including reconstruction and expansion, any structure, any activity involving excavation, fill or displacement of humus or non-invasive native vegetation are prohibited, except:

- a) for the purpose of widening an existing roadway;
- b) for the installation of an electricity, gas, telecommunications, cable distribution network, water supply or sewer service, or a railway;
- c) for the purpose of implementing a major road project or public transit infrastructure planned in the Land Use Planning and Development Plan, or a facility of metropolitan interest planned in the Metropolitan Land Use and Development Plan of the Montreal Metropolitan Community, or of agglomeration interest planned in the Land Use and Development Plan;
- d) for the implementation of infrastructure or equipment covered by an agreement entered into before December 21, 2023;
- e) for the purpose of maintaining, restoring or creating a wetland or a protected area;
- f) a use, construction, or structure related to nature observation and environmental interpretation, under the following conditions:
 - i in a wetland, constructions and structures must be built above ground, on stilts, and excavation or backfilling activities are permitted only for ground anchoring elements;
 - ii in the protection area, pathways must have a maximum width of 4 metres and, like other ground-level constructions or structures, must be made with a permeable surface;
 - iii Within the protection area, buildings must be constructed without foundations and in such a way as to allow the natural flow of water;
- g) a fence or hedge separating a property or part of it from another property, under the following conditions:
 - i the fence or hedge must be located outside the wetland, unless it separates the property or part of it from a roadway or public space;
 - ii the fence must be openwork and allow the free flow of water;
 - iii excavation or backfilling activities are permitted for ground anchoring elements;
- h) reconstruction or expansion of a main building existing on December 21, 2023, provided that no additional encroachment occurs within the protection area or the wetland. Excavation or backfilling activities are permitted but must be limited to what is required for the reconstruction or expansion of the building;
- i) the construction, including reconstruction and expansion, of an accessory building to a main building existing on December 21, 2023, under the following conditions:
 - i. the building or its expansion must be built without foundations and must allow the free flow of water;
 - ii. the building or its expansion must be located more than 10 metres from the wetland;
- j) the reconstruction of a vehicular access road or an outdoor parking area serving a main building existing on December 21, 2023, provided that it is made of permeable materials. Excavation or backfilling activities are permitted but must be limited to what is required for the reconstruction of the vehicular access road or outdoor parking area.

Notwithstanding the foregoing, for a lot located outside a wetland of interest to be protected or restored as indicated in Appendix E "Wetlands" of the present by-law, and upon demonstration that the lot is legally occupied and fully developed, a new land use, new structure, and new construction—including any reconstruction and any expansion—are permitted within the protection area.

SECTION 4: The following section 9.11.2 is added:

9.11.2. Encroachment in a protection area

Notwithstanding the provisions of section 9.11.1, for an undeveloped lot, a land use, a construction, a structure, and an activity such as excavation, backfilling or movement of humus or non-invasive native vegetation are permitted to encroach into the protection area if the following conditions are met:

- a) the cadastral boundary is prior to December 21, 2023;
- b) the building coverage on the entire lot must be less than 25%;
- c) the buildings must allow free flow of water;
- d) a vehicular access road and any outdoor parking, loading, or unloading area serving a main building must be made of permeable materials;



- e) excavation, backfilling, or displacement of humus or non-invasive native vegetation must be limited to what is required for the establishment of a main building, a vehicular access road, and, if no other space is available elsewhere on the lot, an outdoor area for an accessory use to the main use, such as an outdoor parking area and a recreation area.

SECTION 5: The following section 9.11.3 is added:

9.11.3. Characterization study

A characterization study must accompany any permit or certificate application for the use, construction, or alteration of a main building or the construction of a structure involving encroachment or additional encroachment into a wetland of interest to be protected or restored, or into its protection area as identified in Appendix E "Wetlands" of the present by-law.

Despite the first paragraph, a characterization study is not required in the case of the reconstruction of a building with the same footprint.

SECTION 6: The following section 9.11.4 is added:

9.11.4 A characterization study must meet the requirements set out in Appendix F "Wetland Characterization Study" of this by-law.

SECTION 7: The following section 9.11.5 is added:

9.11.5 Wetland delimitation

The delimitation of a wetland of interest to be protected or restored and its protection area resulting from a characterization study takes precedence over that of a wetland to be protected or restored and its protection area as identified in Appendix E "Wetlands" of the present by-law.

SECTION 8: Chapter 11 Terminology is amended by inserting the following definitions in alphabetical order:

WETLAND PROTECTION AREA (Aire de protection d'un milieu humide)

A 30-metre-wide strip of land bordering a wetland of interest to be protected or restored, as identified in Appendix E "Wetlands" of the present by-law;

WETLAND CHARACTERIZATION STUDY (Étude de caractérisation d'un milieu humide)

A study carried out by an expert in the field to determine the exact delimitation of a wetland and its protection area, which meets the requirements set out in Appendix F "Wetland Characterization Study";

WETLANDS (Milieux humides)

An ecosystem whose soil is saturated with water or flooded for a sufficiently long period to influence the nature of the soil and the composition of the vegetation. Such environments are characterized, in particular, by hydromorphic soils or vegetation dominated by hygrophilous species. They include marshes, swamps, ponds, and bogs.

SECTION 9: Zoning specification schedule P357, P358, P360, P361, P362, P363, H364, H365, C366, P367 and U368 of Appendix A of Zoning By-law 720 are repealed and replaced by zoning specification schedule P409, as shown in Appendix 1 of this by-law, to form an integral part of it.

SECTION 10: The zoning plan in Appendix B of Zoning By-law 720 is amended, as illustrated in Appendix 2 of this by-law, to form an integral part of it, so as to combine zones P357, P358, P360, P361, P362, P363, H364, H365, C366, P367 and U368 to create zone P409.

SECTION 11: Appendix E, entitled "Wetlands", is added to Zoning By-Law 720 as illustrated in Appendix 3 of this by-law, to form an integral part of it.

SECTION 12: Appendix F, entitled "Wetland Characterization Study", is added to Zoning By-Law 720 as illustrated in Appendix 4 of this by-law, to form an integral part of it.



SECTION 13: COMING IN FORCE

The present by-law shall come into force according to law.

MAYOR

CITY CLERK

PROJET



APPENDIX 1 – ZONING SPECIFICATION SCHEDULE

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ZONING SPECIFICATION SCHEDULE

CITY OF BEACONSFIELD

By-law no 720

ZONE P409

GROUPS OF USAGES	CLASSE D'USAGES	P2			
Housing (H)	Single family residence (h1)				
	Two families residence (h2)				
	Multifamily residence (h3)				
	Communal (h4)				
	Mix (h5)				
Commerce (C)	Retail and Service businesses (c1)				
	Commercial recreation (c2)				
	Restaurant Service (c3)				
	Superstores and commercial center (c4)				
	Lodging Services (c5)				
	Gasoline Services (c6)				
Institutional and public recreation (INST)	Institutional and administrative (inst1)				
	Public recreation (inst 2)				
Park and public space (P)	Park (p1)				
	Conservation (p2)	●			
	Public parking lot (p3)				
Public utilities, Transportation and Communication (U)	Public Utility, (u1)				
	Transportation (u2)				
	Communication (u3)				
SPECIFICALLY PERMITTED USE					
SPECIFICALLY PROHIBITED USE					
BUILDINGS					
Structure	Detached				
	Semi-detached				
	Attached				
	Integrated project				
Number of stories	Minimum / Maximum				
Maximum height (m)	Sloped roof (m)				
	Flat roof (m)				
Dwelling units per building	Maximum				
SETBACKS					
Setbacks (m)	Front				
	Side				
	Back				
Setback for an attached garage (m)	Side				
LANDSITE AREA					
Dimensions (m)	Minimum area				
	Maximum area				
	Minimum width				
	Minimum depth				
RATIO					
Landsite coverage (CES) (%)	Minimum				
	Maximum				
Floor area ration (FAR)	Minimum				
	Maximum				
SPECIFIC STANDARDS					
Referring to the zoning by-law					
NOTES					
AMENDMENTS					
720-130					



APPENDIX 2 – ZONING PLAN

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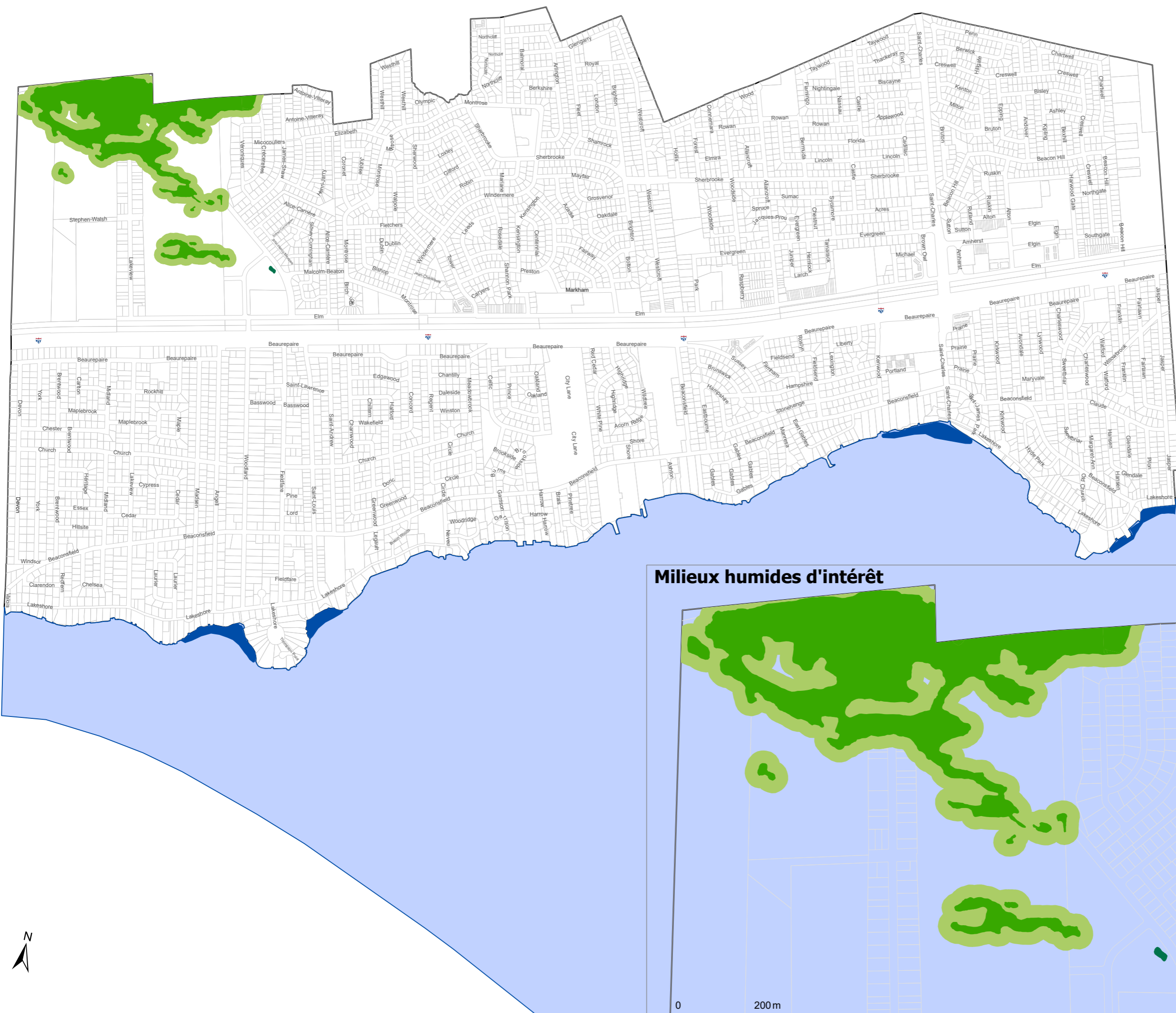
APPENDIX 3 – WETLANDS

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BEAUCONSFIELD

Annexe E Milieux humides



- Milieu humide d'intérêt à protéger ou à restaurer
- Aire de protection d'un milieu humide
- Milieux humides
- Milieu humide riverain

Milieux humides d'intérêt



0 200 m

0 200 m

Juin 2025

Échelle-Scale: 1:16 000



APPENDIX 4 – WETLAND CHARACTERIZATION STUDY

APPENDIX F – WETLAND CHARACTERIZATION STUDY

This document sets out the minimum requirements for a wetland characterization study to be submitted with any permit or certificate application for a wetland identified in Appendix E “Wetlands of Interest”.

Such a study aims to determine the exact delimitation of a wetland and its protection area in order to establish whether constructions, uses, structures, and, where applicable, activities such as excavation, backfilling, movement of humus or non-invasive native vegetation, or cadastral operations are located within this delimitation. In such cases, the purpose of the study is to determine the composition of the wetland and its protection area.

The following sections specify the requirements and basic elements that must be included in a wetland characterization study, as well as the additional information to be provided.

1 - REQUIREMENTS

STUDY EXECUTION

The characterization study must be carried out by an expert in the field, in accordance with professional standards and must be signed by the person or persons who carried out the inventories and field observations.

NORMATIVE REFERENCE

The characterization study must comply with the standards of the ministère de l'Environnement et de la Lutte contre les changements climatiques, de la Faune et des Parcs (hereinafter: the "MELCCFP"), as set out in the document Identification et délimitation des milieux humides du Québec méridional (hereinafter: the "MELCCFP Guide"). This document is available at the following address:

<http://www.environnement.gouv.qc.ca/eau/rives/milieuxhumides.htm>

INVENTORY METHODOLOGY

The inventories must be carried out during the growing season, that is, between May 1 (or two weeks after the last spring thaw) and October 15 (or the first autumn frost).

The validity of these inventories is five years.

The inventories must cover all wetlands present on the property subject to the applicant's request. When a wetland extends over adjacent properties, it may be necessary to include a portion of these adjacent properties in the inventory so that the study can cover at least 10% of the total wetland area.

The inventories must include, at a minimum, one inventory station per wetland and one inventory station per protected area.

For wetlands larger than 3,000 m², additional inventory stations must be provided. A minimum of one station in the wetland and one station in the protection area is required for each additional 3,000 m² of wetland present on the site.

2 - BASIC ELEMENTS

MANDATORY CONTENT

Every characterization study must include the following elements:

I. Cartographic data concerning the delimitation of:



1. wetlands to be protected or restored and their protection area, as identified in Appendix E – Wetlands of Interest;
2. watercourses and other nearby wetlands, as identified on Map 14 – Natural Areas of the Land use planning and development concept of Montreal agglomeration.

These data must be validated by the professional in charge of the study through field inventories. If the data collected during the field inventories differs from the reference data, the study must provide an explanation and justification for these differences.

II. Field inventories dates;

III. Mapped location of inventory stations;

IV. The completed “Wetland Identification and Delimitation Form” (« Formulaire d’identification et de délimitation des milieux humides »), available in Appendix 5 of the MELCCFP Guide, for each inventory station. Each form must include information on vegetation, soil, and hydrological indicators in accordance with the MELCCFP Guide;

V. The type or types of wetlands (pond, marsh, swamp, or bog) and whether it is riparian, isolated, or partly riparian or isolated. Riparian means that the wetland is supplied with water by a watercourse (floodplain of the watercourse) and therefore forms an integral part of it. An isolated wetland is one that is supplied by precipitation, snowmelt, or groundwater. A wetland that is hydrologically connected to a watercourse but drains into it is considered to be isolated;

VI. An indication of the formation of a wetland complex when several wetlands are present;

VII. The type or types of terrestrial environments (forest stand, shrubby wasteland, herbaceous field, anthropogenic features, etc.) present on the site targeted by the characterization study;

VIII. At least one representative photograph of each type of environment per inventory station, at least one photo of the wetland and one photo of the terrestrial environment (protection area);

IX. The location and a photograph of each flow channel that has at least one of the following characteristics:

1. The flow channel is connected to a wetland located on the property covered by the characterization study;
2. The flow channel runs through the protection area of a wetland;

X. A site plan prepared by an expert, showing at a minimum:

1. Property boundaries;
2. The boundaries identified by the expert in charge of the study with respect to:
 - a. the wetland;
 - b. the protection area;
 - c. the high-water mark boundary, if applicable;
 - d. the shoreline, if applicable;
 - e. the boundaries of floodplains, if applicable;
3. the existing location of uses, constructions, and lots;

XI. A plan showing at a minimum:

1. the proposed location of uses, constructions, structures, excavation, backfilling, movement of humus or non-invasive native vegetation, as well as lots;
2. the boundaries of the work area.



ADDITIONAL CONTENT

When the required content of the study demonstrates that the uses, constructions, structures, or activities are located within a wetland of interest to be protected or restored, or within its protection area, the characterization study must include the following elements:

- I. For all homogeneous stands (terrestrial and wetland environments):
 1. Their area;
 2. The occurrence of dominant, co-dominant, and secondary species for each stratum (herbaceous, shrubby, and arborescent);
 3. The absolute and relative cover percentage of each plant species;
 4. A description of the drainage type and slope;
 5. The nature of the soil (hydromorphic or not);
 6. The thickness of the peat layer, if applicable;
 7. Hydrological indicators;
 8. The presence of the water table within the first 30 centimeters, if applicable.
 - II. For homogeneous shrub or tree stands (terrestrial and wetland environments, excluding herbaceous stands):
 1. The average height of the stands;
 2. The age of the tree stands;
 3. A description of the successional stage (climax);
 4. The structure (uneven-aged or even-aged);
 5. The canopy cover percentage;
 - III. For wetlands:
 1. Indication concerning the applicability of a mosaic effect among the wetlands.
 - IV. For aquatic environments:
 1. The cartographic data from Map 14 – Natural Areas of the Land use planning and development concept of Montreal agglomeration. It is important to validate the status of all flow channels present, even if the map in the Plan does not indicate the presence of a watercourse;
 2. The high-water mark boundary, the shoreline, and, if applicable, flood zones, when a watercourse is present on the property targeted by the study, as defined in section 4 of the Regulation respecting activities in wetlands, bodies of water and sensitive areas (chapter Q-2, r. 0.1);
- To this end, the characterization study must also indicate the section and the year of the flood recurrence levels of the identified flood zones.
- V. In cases of natural area loss:
 1. The location and area of natural areas preserved or affected by homogeneous stands (temporary or permanent encroachment);
 2. The projected loss of canopy resulting from the implementation of uses, constructions, structures, or activities involving excavation, backfilling, or movement of humus or non-invasive native vegetation.

3- ADDITIONAL INFORMATION TO BE PROVIDED

- I. Geomatics data in Shapefile format (NAD 83, MTM zone 8) concerning:
 1. wetland boundaries, as well as data for adjacent lands within at least 30 metres on either side of the subject property;



2. the boundaries of the protection area of any wetland covered by the characterization study;
3. inventory station locations.

BIBLIOGRAPHY

Lachance, D., G. Fortin et G. Dufour Tremblay (2021). *Identification et délimitation des milieux humides du Québec méridional – version décembre 2021*, Québec, Ministère de l'Environnement et de la Lutte contre les changements climatiques, Direction adjointe de la conservation des milieux humides, 70 p. + annexes, [En ligne], <https://www.environnement.gouv.qc.ca/eau/rives/guide-identif-dellimit-milieuxhumides.pdf>.

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