

DRAFT RESOLUTIONS

2026-06-12

Minutes of the City of Beaconsfield's regular Municipal Council meeting, held at City Hall, 303 Beaconsfield Boulevard, Beaconsfield, Québec, on Monday, June 15 2026, at 7:30 p.m.

WERE PRESENT:
Mr. Mayor Martin St-Jean and Councillors Dominique Godin, Marie Léveillé, Robert Mercuri, David Newell, Jason Rossie, Tim Quinn

ALSO PRESENT:
Patrice Boileau, Director General, Nathalie Libersan-Laniel, City Clerk and Director of Public Affairs, Dominique Quirk, Assistant City Clerk

1.

OPENING OF MEETING

Mr. Mayor calls the meeting to order.
2.

AGENDA

2.1

Adoption of the agenda of the City of Beaconsfield's regular Council meeting of June 15, 2026 at 7:30 p.m.

It is moved by _____, seconded by _____ and _____ to adopt the agenda of the City of Beaconsfield's regular Council meeting of June 15, 2026 at 7:30 p.m., as presented.
5.

PUBLIC QUESTION PERIOD

Mr. Mayor announces the beginning of the public question period at .

The question period ends at
10.

MINUTES

10.1

Adoption of the minutes of the City of Beaconsfield's regular Council meeting of May 19, 2026

It is moved by _____, seconded by _____ and _____ to approve the minutes of the City of Beaconsfield's regular Council meeting of May 19, 2026, at 7:30 p.m.
20.

CONTRACTS

20.1

Ratification of an additional expense relating to accessory work in the amount of \$18,919.50 concerning the contract by mutual agreement for the rental of a grader with operator (RCG-2025-45) at Les Pavages d'Amour, bringing the total amount of the contract to \$54,621.75, all taxes included

June 15, 2026

DRAFT RESOLUTIONS

2026-06-12

It is moved by _____, seconded by _____ and _____ to ratify an additional expense relating to accessory work in the amount of \$18,919.50 concerning the contract by mutual agreement for the rental of a grader with operator (RCG-2025-45) at Les Pavages d'Amour, bringing the total amount of the contract to \$54,621.75, all taxes included; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-331-00-526.

- 20.2 Awarding of a mandate by mutual agreement for for the replacement of the skylight as well as the replacement of the roofing components on the raised portion of the break room (RGC 2026-12), to Toitures Brault , in the amount of \$54,785.59, all taxes included

It is moved by _____, seconded by _____ and _____ to award a mandate by mutual agreement for for the replacement of the skylight as well as the replacement of the roofing components on the raised portion of the break room (RGC 2026-12), to Toitures Brault, \$54,785.59, all taxes included; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-198-00-567.

- 30. FINANCE AND TREASURY

- 30.1 Approval of the list of accounts payable as of June 15, 2026, and of the list of pre-authorized payments for the period of May 6, 2026, to May 18, 2026, and for the period of May 20, 2026, to June 2, 2026, for a total disbursement of \$18,810,149.26

CONSIDERING the lists submitted by the Treasurer regarding the payment of expenses for financial and investment activities;

It is moved by _____, seconded by _____ and _____:

To approve the list of accounts payable as of June 15, 2026, regarding expenses for financial and investment activities totalling \$1,599,940.62; and

To approve the list of pre-authorized payments from May 6, 2026, to May 18, 2026, and for the period of May 20, 2026, to June 2, 2026, totalling \$16,665,600.09 and electronic payments, for the same period, of salaries paid to municipal employees, bank fees and the debt service, totalling \$544,608.55; and

That all these disbursements totalling \$18,810,149.26 be drawn from the City's bank account at Royal Bank of Canada, Beaconsfield branch.

- 30.2 Approval of a \$400 contribution to Cassandra Lefebvre for participating in the 2026 Artistic Swimming Canadian Championships in Saskatoon, Saskatchewan from May 5 to May 9, 2026

It is moved by _____, seconded by _____ and _____ to approve a \$400 contribution to Cassandra Lefebvre for participating in the 2026 Artistic Swimming Canadian Championships held in Saskatoon, Saskatchewan from May 5 to May 9, 2026; and

DRAFT RESOLUTIONS

2026-06-12

To authorize the Finance and Treasury Department to charge the expense to budget code 02-723-10-992.

30.3

Transfers from unappropriated surplus as of December 31, 2025, to appropriated surplus (upon recommendation of the Finance Committee)

CONSIDERING the recommendation by the Finance Committee to approve a distribution of the unappropriated surplus, as indicated in the minutes of the meeting held on May 11, 2026;

It is moved by _____, seconded by _____ and _____ that Council transfers from the unappropriated surplus as of December 31, 2025, \$1,200,000 for Balanced Budget, \$500,000 for Place Centennial, \$400,000 for future Balanced Budget, \$250,000 for Outdoor pools, \$35,880 for Elections and finally the Council reimburse an amount of \$1,500,000 to the working capital fund..

30.4

Resolution of concordance and short term relating to a loan through bonds in the amount of \$16,064,000 which will be carried out on July 7, 2026

WHEREAS, in conformity with the loan by-laws mentioned hereafter and for the corresponding amounts indicated, the City of Beaconsfield wishes to issue a series of term bonds, one bond per due date, in the total amount of \$16,064,000 which will be carried out on July 17, 2026, broken down as follows:

Loan By-law	For an amount of
BEAC-038	\$320,300
BEAC-031	\$62,300
BEAC-031-1	\$31,100
BEAC-025	\$155,500
BEAC-063	\$223,400
BEAC-064	\$232,200
BEAC-075	\$115,400
BEAC-076	\$145,300
BEAC-077	\$8,200
BEAC-083	\$90,700
BEAC-090	\$16,000
BEAC-091	\$1,104,600
BEAC-169	\$751,005
BEAC-168	\$823,213
BEAC-166	\$147,514
BEAC-164	\$1,588,688
BEAC-163	\$1,045,409
BEAC-160	\$1,532,696
BEAC-159	\$834,022
BEAC-153	\$3,369,356
BEAC-150	\$3,467,097

WHEREAS, loan by-laws need to be amended accordingly;
WHEREAS, pursuant to the first paragraph of Section 2 of the *Municipal Debt and Loans Act* (R.S.Q., Chapter D-7), for the purposes of this bond issue and for Loan By-laws BEAC-025, BEAC-063, BEAC-064, BEAC-075, BEAC-083, BEAC-090, BEAC-091, BEAC-169, BEAC-168, BEAC-166, BEAC-164, BEAC-163, BEAC-160, BEAC-159, BEAC-153 and BEAC-150, the City of Beaconsfield wishes to issue for a shorter term than originally set out in these by-laws;

DRAFT RESOLUTIONS

2026-06-12

It is moved by _____, seconded by _____ and _____ that the above-mentioned loan by-laws referred to in the first paragraph of the preamble be financed by bonds in accordance with the following:

- 1. The term bonds, being one bond per due date, shall be dated July 17, 2026;
- 2. The interest shall be payable semi-annually on January 17 and July 17 of each year;
- 3. The bonds shall not be redeemable prior to maturity; however, they may be redeemed with the consent of the holders in accordance with *An Act Respecting Municipal Debts and Loans* (R.S.Q., Chapter D-7);
- 4. Said bonds shall be registered on behalf of CDS Clearing and Depository Services Inc. (CDS) and will be deposited with CDS;
- 5. CDS shall act on behalf of its members as the account registration agent, as the bond holding agent and as the financing agent responsible for bond holder transactions to be carried out for its members;
- 6. CDS shall proceed with the transfer of funds in accordance with the legal obligations of the bond, to that effect, Council authorizes the Treasurer to sign the document requested by the Canadian banking system entitled "Authorization for Pre-authorized Debit Plans for Enterprises";
- 7. CDS shall make principal and interest payments to members through electronic funds transfers and, for this purpose, CDS shall directly withdraw the required amounts from the following account:

ROYAL BANK OF CANADA
BEACONSFIELD SHOPPING CENTRE BR
106 BEAUREPAIRE DR
BEACONSFIELD, QC
H9W 0A1

8. THAT the bonds be signed by the Mayor and the Treasurer. The City of Beaconsfield, as permitted by Law, has mandated CDS in order to act as authenticate financial agent and the bonds shall enter into effect at the time they are authenticated;

THAT, concerning the annual capital depreciation expected for the years 2030 to following, the provided term in the Loan By-laws BEAC-025, BEAC-063, BEAC-064, BEAC-075, BEAC-083, BEAC-090, BEAC-091, BEAC-169, BEAC-168, BEAC-166, BEAC-164, BEAC-163, BEAC-160, BEAC-159, BEAC-153 and BEAC-150 be shorter than the one originally set, which is for a (5) five-year term (from July 17, 2026), instead of the term prescribed for the said depreciation, each subsequent issuance will be for the balance or part of the balance owed on the loan;

30.5 Deposit by the Treasurer of the Financial Statement as of December 31, 2025

Council takes note of the tabling, by the Treasurer, of the Financial Statement for the year ending December 31, 2025.

30.6 Reading and filing, by the Mayor of the City of Beaconsfield, of the Mayor's report on the highlights of the financial report and the Auditor's report 2025

DRAFT RESOLUTIONS

2026-06-12

It is moved by _____, seconded by _____ and

_____ The Mayor presents and files the highlights of the Financial Report for the year 2025, in compliance with section 105.2.2 of the Cities and Towns Act;

The Mayor's report on the highlights of the financial report will be published on the City's website and in the Contact magazine, which is distributed free of charge to every civic address. The Financial Report will be published on the City's website.

40. BY-LAWS

40.1 Filing and notice of motion of Draft By-law BEAC-172-1 entitled "By-law modifying By-law BEAC-172 on tariffs "

_____ files Draft By-law BEAC-172-1 entitled "By-law modifying By-law BEAC-172 on tariffs" and gives notice of motion of intent to submit for adoption at a subsequent meeting of Council, said draft, in compliance with the *Cities and Towns Act*.

40.2 Filing and notice of motion of Draft By-law BEAC-187 entitled "By-law concerning agreements relating to municipal works"

_____ files Draft By-law BEAC-187 entitled "By-law concerning agreements relating to municipal works" and gives notice of motion of intent to submit for adoption at a subsequent meeting of Council, said draft, in compliance with the *Cities and Towns Act*.

40.3 Filing, notice of motion and adoption of Draft By-law BEAC-188 entitled "Provisional by-law prohibiting the carrying out of certain works and the use of certain immovables" and submission of the draft by-law to a public consultation on July 13, 2026, at 7 p.m.

WHEREAS the draft by-law is filed and a notice of motion is given by _____ for Draft By-law BEAC-188 entitled "Provisional by-law prohibiting the carrying out of certain works and the use of certain immovables" in compliance with the *Cities and Towns Act*, *Act* and the *Act respecting land use planning and development*;

It is moved by _____, seconded by _____ and _____ to adopt, as submitted, the Draft By-law BEAC-188 entitled "Provisional by-law prohibiting the carrying out of certain works and the use of certain immovables" and to submit the Draft By-law to a public consultation on July 13, 2026, at 7 p.m., in compliance with the *Act respecting land use planning and development*.

40.4 Adoption, with modifications, of By-law 720-132 entitled "Omnibus By-law amending Zoning By-law 720 to correct, harmonize, amend and repeal various regulatory provisions"

The City Clerk mentions the by-law's object, and where applicable, the differences between the draft by-law that was filed and the by-law being submitted for passing, the expenditure, the mode of financing, payment and repayment of the expenditure;

DRAFT RESOLUTIONS

2026-06-12

It is moved by _____, seconded by _____ and _____ to ADOPT, with modifications, By-law 720-132 entitled "Omnibus By-law amending Zoning By-law 720 to correct, harmonize, amend and repeal various regulatory provisions".

40.5 Adoption of By-law BEAC-185 entitled "By-law to authorize capital expenditures and a loan of \$560,000 for professional services – roadwork projects"

The City Clerk mentions the by-law's object, and where applicable, the differences between the draft by-law that was filed and the by-law being submitted for passing, the expenditure, the mode of financing, payment and repayment of the expenditure;

It is moved by _____, seconded by _____ and _____ to adopt By-law BEAC-185 entitled "By-law to authorize capital expenditures and a loan of \$560,000 for professional services – roadwork projects"

40.6 Deposit, by the City Clerk, of the certificate regarding the results of an application to participate in a referendum poll held May 26, 2026, concerning By-law 720-131-2 entitled "By-law amending Zoning By-law 720 in order to modify the standards concerning multifamily residence (h3) and communal residence (h4) usages for zone H336"

That the City Clerk's certificate regarding the results of application to participate in a referendum poll held May 26, 2026, concerning By-law 720-131-2 entitled "By-law amending Zoning By-law 720 in order to modify the standards concerning multifamily residence (h3) and communal residence (h4) usages for zone H336" be tabled with Council.

40.7 Deposit, by the City Clerk, of the certificate regarding the results of an application to participate in a referendum poll held May 26 and May 27, 2026, concerning By-law BEAC-184 entitled "By-law authorizing capital expenditures and a loan of \$3,060,000 for professional services for the expansion and compliance upgrade of the Recreation Centre"

That the City Clerk's certificate regarding the results of application to participate in a referendum poll held May 26 and May 27, 2026, concerning By-law BEAC-184 entitled "By-law authorizing capital expenditures and a loan of \$3,060,000 for professional services for the expansion and compliance upgrade of the Recreation Centre" be tabled with Council.

40.8 Request for a review of the Demolition Committee's decision of April 7, 2026 pertaining to the building located at 481 Lakeshore

It is moved by _____, seconded by _____ and _____ to the Demolition Committee's decision of April 7, 2026, and to the application for a certificate of authorization to demolish a building located at 481 Lakeshore considering .

(If Council authorizes the application, the following conditions must be considered to oversee the issuance of the permit.)

Subject to the applicable regulation and the following conditions:

- That the applicable park fees, be paid in the manner established by Council;

DRAFT RESOLUTIONS**2026-06-12**

- That the replacement program submitted to the Planning Advisory Committee be approved by Council;
- That the demolition be completed within the period specified in the by-law;
- That the trees be preserved, wherever possible and that a minimum protection perimeter around each of the existing trees be established and erected in accordance with the provisions of the zoning by-law before the demolition of the building.
- That the environmental sustainability of the demolition project be demonstrated, including the opportunity to salvage and reuse the building's materials and equipment, before the issuance of a demolition permit.

40.9 Request for a review of the Demolition Committee's decision of April 7, 2026 pertaining to the building located at 65 Lakeview

It is moved by _____, seconded by _____ and _____ to the Demolition Committee's decision of April 7, 2026, and to the application for a certificate of authorization to demolish a building located at 65 Lakeview considering .

(If Council authorizes the application, the following conditions must be considered to oversee the issuance of the permit.)

Subject to the applicable regulation and the following conditions:

- That the applicable park fees, be paid in the manner established by Council;
- That the replacement program submitted to the Planning Advisory Committee be approved by Council;
- That the demolition be completed within the period specified in the by-law;
- That the trees be preserved, wherever possible and that a minimum protection perimeter around each of the existing trees be established and erected in accordance with the provisions of the zoning by-law before the demolition of the building.
- That the environmental sustainability of the demolition project be demonstrated, including the opportunity to salvage and reuse the building's materials and equipment, before the issuance of a demolition permit.

45. URBAN PLANNING

45.1 Request for a minor exemption for the property located at 114 Sherbrooke

CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on May 26, 2026, for the property located at 114 Sherbrooke;

CONSIDERING THAT the request for minor exemption is to authorize that the proposed extension of the main building be located at 2.11 metres from the left lateral landsite line, while the zoning by-law requires a lateral setback of a minimum of 4.5 metres, resulting in an encroachment of 2.39 metres in the left lateral setback;

CONSIDERING THAT a minor exemption application must respect the conditions enumerated in section 2.9 in By-law BEAC-044 concerning minor exemptions;

CONSIDERING THAT the Planning Advisory Committee considers that the conditions listed in By-law BEAC-044 are fulfilled;

DRAFT RESOLUTIONS

2026-06-12

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the minor exemption request to authorize that the proposed extension of the main building be located at 2.11 metres from the left lateral landsite line, while the zoning by-law requires a lateral setback of a minimum of 4.5 metres, resulting in an encroachment of 2.39 metres in the left lateral setback for the property located at 114 Sherbrooke;

It is moved by _____, seconded by _____ and _____ to APPROVE the request for a minor exemption to authorize that the proposed extension of the main building be located at 2.11 metres from the left lateral landsite line, while the zoning by-law requires a lateral setback of a minimum of 4.5 metres, resulting in an encroachment of 2.39 metres in the left lateral setback for the property located at 114 Sherbrooke.

45.2 Request for a minor exemption for the property located at 50 Saint-Charles

CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on May 26, 2026, for the property located at 50 Saint-Charles;

CONSIDERING THAT the request for minor exemption is to authorize that a detached communal sign for a commercial centre with a floor area exceeding ten thousand square metres include five tenants, whereas the zoning by-lawprescribes that a detached communal sign is limited to a maximum of four tenants;

CONSIDERING THAT a minor exemption application must respect the conditions enumerated in section 2.9 in By-law BEAC-044 concerning minor exemptions;

CONSIDERING THAT the Planning Advisory Committee considers that the conditions listed in By-law BEAC-044 are fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the minor exemption request to authorize that a detached communal sign for a commercial centre with a floor area exceeding ten thousand square metres include five tenants, whereas the zoning by-lawprescribes that a detached communal sign is limited to a maximum of four tenants for the property located at 50 Saint-Charles;

It is moved by _____, seconded by _____ and _____ to APPROVE the request for a minor exemption to authorize that a detached communal sign for a commercial centre with a floor area exceeding ten thousand square metres include five tenants, whereas the zoning by-lawprescribes that a detached communal sign is limited to a maximum of four tenants for the property located at 50 Saint-Charles.

45.3 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for a new main building located at 481, Lakeshore

CONSIDERING THAT a building permit application was filed for a new main building located at 481, Lakeshore;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Programmes (SPAIP) indicates objectives and criteria to fulfill for this type of permit application;

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the May 26, 2026, meeting and is of the opinion that the applicable objectives and criteria are respected;

DRAFT RESOLUTIONS

2026-06-12

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the SPAIP relating to a building permit application for a new main building located at 481, Lakeshore;

It is moved by _____, seconded by _____ and _____ to APPROVE the SPAIP relating to a building permit application for a new main building located at 481, Lakeshore.

45.4 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for a new main building located at 478 Lakeshore

CONSIDERING THAT a building permit application was filed for a new main building located at 478 Lakeshore;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Programmes (SPAIP) indicates objectives and criteria to fulfill for this type of permit application;

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the May 26, 2026, meeting and is of the opinion that the applicable objectives and criteria are respected;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the SPAIP relating to a building permit application for a new main building located at 478 Lakeshore;

It is moved by _____, seconded by _____ and _____ to APPROVE the SPAIP relating to a building permit application for a new main building located at 478 Lakeshore.

45.5 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the extension of the main building located at 156 Lincoln

CONSIDERING THAT a building permit application was filed for the extension of a main building located at 156 Lincoln;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Programmes (SPAIP) indicates objectives and criteria to fulfill for this type of permit application;

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the May 26, 2026, meeting and is of the opinion that the objective to propose sustainable, quality architecture is not respected, because the criterion on the exterior cladding materials and architectural components match together, in form, texture and colour is not fulfilled;

WHEREAS to comply with these objectives and criteria, the applicant should add shutters to the windows on the main floor and the second floor of the main facade;

WHEREAS new plans were submitted on the June 1, 2026 which, according to the Planning Advisory Committee, meet the objectives and criteria to be respected;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the SPAIP relating to a building permit application for the extension of the main building located at 156 Lincoln;

DRAFT RESOLUTIONS

2026-06-12

WHEREAS Council has taken note of the recommendation of the Planning Advisory Committee;

WHEREAS the preamble is an integral part of this resolution;

It is moved by _____, seconded by _____ and _____ to APPROVE the SPAIP relating to a building permit application for the extension of the main building located at 156 Lincoln, according to the plans filed on June 1, 2026.

45.6 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the extension of the main building located at 168 Chartwell

CONSIDERING THAT a building permit application was filed for the extension of a main building located at 168 Chartwell;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Programmes (SPAIP) indicates objectives and criteria to fulfill for this type of permit application;

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the May 26, 2026, meeting and is of the opinion that the applicable objectives and criteria are respected;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the SPAIP relating to a building permit application for the extension of the main building located at 168 Chartwell;

It is moved by _____, seconded by _____ and _____ to APPROVE the SPAIP relating to a building permit application for the extension of the main building located at 168 Chartwell.

45.7 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the modification of the facade of the main building located at 95 Creswell

CONSIDERING THAT a building permit application was filed for the modification of the facade of the main building located at 95 Creswell;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Programmes (SPAIP) indicates objectives and criteria to fulfill for this type of permit application;

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents submitted with the building permit application at the May 26, 2026, meeting and is of the opinion that the objective to propose sustainable, quality architecture is not respected, because the criterion on the exterior cladding materials and architectural components match together, in form, texture and colour is not fulfilled;

WHEREAS to comply with these objectives and criteria, the applicant should add shutters of dimensions similar to those of the central window on the second floor of the front façade;

WHEREAS new plans were submitted on the May 29, 2026 which, according to the Planning Advisory Committee, meet the objectives and criteria to be respected;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the SPAIP relating to the building permit application for the modification of the facade of the main building located at 95 Creswell;

DRAFT RESOLUTIONS

2026-06-12

WHEREAS Council has taken note of the recommendation of the Planning Advisory Committee;

WHEREAS the preamble is an integral part of this resolution;

It is moved by _____, seconded by _____ and _____ to APPROVE the SPAIP relating to the building permit application for the modification of the facade of the main building located at 95 Creswell

45.8 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the modification of the facade of a main building located at 268 Connemara

CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 268 Connemara;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Programmes (SPAIP) indicates objectives and criteria to fulfill for this type of permit application;

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the May 26, 2026, meeting and is of the opinion that the applicable objectives and criteria are respected;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the SPAIP relating to the building permit application for the modification of the facade of a main building located at 268 Connemara;

It is moved by _____, seconded by _____ and _____ to APPROVE the SPAIP relating to the building permit application for the modification of the facade of a main building located at 268 Connemara.

45.9 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the modification of the facade of a main building located at 114 Sherbrooke

CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 114 Sherbrooke;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Programmes (SPAIP) indicates objectives and criteria to fulfill for this type of permit application;

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the May 26, 2026, meeting and is of the opinion that the applicable objectives and criteria are respected;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the SPAIP relating to the building permit application for the modification of the facade of a main building located at 114 Sherbrooke;

It is moved by _____, seconded by _____ and _____ to APPROVE the SPAIP relating to the building permit application for the modification of the facade of a main building located at 114 Sherbrooke.

DRAFT RESOLUTIONS

2026-06-12

- 45.10

Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application to modify the already approved plan at 516 Lakeshore

CONSIDERING THAT on January 26, 2026, Council adopted resolution 2026-01-026 approving the site planning and architectural integration programme for a building permit application at 516 Lakeshore;

CONSIDERING THAT after the resolution was adopted, an application to modify the approved plan was filed;

CONSIDERING THAT this modification application must respect the applicable objectives and criteria included in By-law BEAC-098 on Site Planning and Architectural Integration Programmes (SPAIP);

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the May 26, 2026, meeting and is of the opinion that the applicable objectives and criteria are respected;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the SPAIP relating to a building permit application to modify the already approved plan at 516 Lakeshore;

It is moved by _____, seconded by _____ and _____ to APPROVE the SPAIP relating to a building permit application to modify the already approved plan at 516 Lakeshore.
- 45.11

Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application to modify the already approved plan at 187, Chestnut

CONSIDERING THAT on January 26, 2026, Council adopted resolution 2026-01-025 approving the site planning and architectural integration programme for a building permit application at 187, Chestnut;

CONSIDERING THAT after the resolution was adopted, an application to modify the approved plan was filed;

CONSIDERING THAT this modification application must respect the applicable objectives and criteria included in By-law BEAC-098 on Site Planning and Architectural Integration Programmes (SPAIP);

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the May 26, 2026, meeting and is of the opinion that the applicable objectives and criteria are respected;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the SPAIP relating to a building permit application to modify the already approved plan at 187, Chestnut;

It is moved by _____, seconded by _____ and _____ to APPROVE the SPAIP relating to a building permit application to modify the already approved plan at 187, Chestnut.
- 45.12

Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application to modify the already approved plan at 78 Woodland

DRAFT RESOLUTIONS

2026-06-12

CONSIDERING THAT on July 14, 2025, Council adopted resolution 2025-07-312 approving the site planning and architectural integration programme for a building permit application at 78 Woodland;

CONSIDERING THAT after the resolution was adopted, an application to modify the approved plan was filed;

CONSIDERING THAT this modification application must respect the applicable objectives and criteria included in By-law BEAC-098 on Site Planning and Architectural Integration Programmes (SPAIP);

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the May 26, 2026, meeting and is of the opinion that the applicable objectives and criteria are respected;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the SPAIP relating to a building permit application to modify the already approved plan at 78 Woodland;

It is moved by _____, seconded by _____ and _____ to APPROVE the SPAIP relating to a building permit application to modify the already approved plan at 78 Woodland.

45.13

Request for minor exemptions for the property located at 480 Pine

CONSIDERING THAT a request for minor exemptions was presented to the Planning Advisory Committee meeting held on May 26, 2026, for the property located at 480 Pine;

CONSIDERING THAT the request for minor exemptions is: to authorize that the projected main building area be of 160.4 square metres, while the zoning by-law requires that the maximum main building area be of 128.2 square metres for that property, resulting in an excess of 32.2 square metres regarding the main building area allowed.

to authorize that the proposed extension of the main building be located at 5.96 metres from the front property line, whereas the zoning by-law requires a minimum front setback of 6 metres, representing an encroachment of 0.04 metre into the front setback.

to authorize the construction of a proposed gallery with a height of less than 1.20 metres at a distance of 4.78 metres from the front property line, whereas the zoning by-law requires a minimum distance of 4.80 metres, representing a difference of 0.02 metre into the front setback.

to authorize that the proposed extension of the main building be located at 2.93 metres from the secondary front property line, whereas the zoning by-law requires a minimum front setback of 6 metres, representing an encroachment of 3.07 metres into the secondary front setback.

to authorize that the main building be located at 3.17 metres from the left side property line, whereas the zoning by-law requires a minimum side setback of 4.5 metres, representing an encroachment of 1.33 metres into the side setback.

to authorize that the main building be located at 2.86 metres from the secondary front property line, whereas the zoning by-law requires a minimum front setback of 6 metres, representing an encroachment of 3.14 metres into the secondary front setback.

to authorize that the proposed extension of the main building be located at 2.88 metres from the secondary front property line, whereas the zoning by-law requires a minimum front setback of 6 metres, representing an encroachment of 3.12 metres into the secondary front setback.

to authorize that the proposed extension of the main building be located at 3.17 metres from the left side property line, whereas the zoning by-law

June 15, 2026

DRAFT RESOLUTIONS**2026-06-12**

requires a minimum side setback of 4.5 metres, representing an encroachment of 1.33 metres into the side setback.

to authorize the construction of a proposed gallery with a height of less than 1.20 metres at a distance of 1.55 metres from the right lateral property line, whereas the zoning by-law requires a minimum distance of 3.3 metres, representing a difference of 1.75 metres into the lateral setback.;

CONSIDERING THAT a minor exemption application must respect the conditions enumerated in section 2.9 in By-law BEAC-044 concerning minor exemptions;

CONSIDERING THAT the Planning Advisory Committee considers that the conditions listed in By-law BEAC-044 are not respected, and this because the strict compliance with the provisions of the zoning by-law is possible and because the application of the provisions of these by-laws does not cause a serious prejudice to the person who applied for the minor exemption

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the minor exemptions request: to authorize that the projected main building area be of 160.4 square metres, while the zoning by-law requires that the maximum main building area be of 128.2 square metres for that property, resulting in an excess of 32.2 square metres regarding the main building area allowed.

to authorize that the proposed extension of the main building be located at 5.96 metres from the front property line, whereas the zoning by-law requires a minimum front setback of 6 metres, representing an encroachment of 0.04 metre into the front setback.

to authorize the construction of a proposed gallery with a height of less than 1.20 metres at a distance of 4.78 metres from the front property line, whereas the zoning by-law requires a minimum distance of 4.80 metres, representing a difference of 0.02 metre into the front setback.

to authorize that the proposed extension of the main building be located at 2.93 metres from the secondary front property line, whereas the zoning by-law requires a minimum front setback of 6 metres, representing an encroachment of 3.07 metres into the secondary front setback.

to authorize that the main building be located at 3.17 metres from the left side property line, whereas the zoning by-law requires a minimum side setback of 4.5 metres, representing an encroachment of 1.33 metres into the side setback.

to authorize that the main building be located at 2.86 metres from the secondary front property line, whereas the zoning by-law requires a minimum front setback of 6 metres, representing an encroachment of 3.14 metres into the secondary front setback.

to authorize that the proposed extension of the main building be located at 2.88 metres from the secondary front property line, whereas the zoning by-law requires a minimum front setback of 6 metres, representing an encroachment of 3.12 metres into the secondary front setback.

to authorize that the proposed extension of the main building be located at 3.17 metres from the left side property line, whereas the zoning by-law requires a minimum side setback of 4.5 metres, representing an encroachment of 1.33 metres into the side setback.

to authorize the construction of a proposed gallery with a height of less than 1.20 metres at a distance of 1.55 metres from the right lateral property line, whereas the zoning by-law requires a minimum distance of 3.3 metres, representing a difference of 1.75 metres into the lateral setback. for the property located at 480 Pine;

It is moved by _____, seconded by _____ and _____ to REFUSE the request for minor exemptions: to authorize that the projected main building area be of 160.4 square metres, while the zoning by-law requires that the maximum main building area be of 128.2

DRAFT RESOLUTIONS

2026-06-12

square metres for that property, resulting in an excess of 32.2 square metres regarding the main building area allowed.

to authorize that the proposed extension of the main building be located at 5.96 metres from the front property line, whereas the zoning by-law requires a minimum front setback of 6 metres, representing an encroachment of 0.04 metre into the front setback.

to authorize the construction of a proposed gallery with a height of less than 1.20 metres at a distance of 4.78 metres from the front property line, whereas the zoning by-law requires a minimum distance of 4.80 metres, representing a difference of 0.02 metre into the front setback.

to authorize that the proposed extension of the main building be located at 2.93 metres from the secondary front property line, whereas the zoning by-law requires a minimum front setback of 6 metres, representing an encroachment of 3.07 metres into the secondary front setback.

to authorize that the main building be located at 3.17 metres from the left side property line, whereas the zoning by-law requires a minimum side setback of 4.5 metres, representing an encroachment of 1.33 metres into the side setback.

to authorize that the main building be located at 2.86 metres from the secondary front property line, whereas the zoning by-law requires a minimum front setback of 6 metres, representing an encroachment of 3.14 metres into the secondary front setback.

to authorize that the proposed extension of the main building be located at 2.88 metres from the secondary front property line, whereas the zoning by-law requires a minimum front setback of 6 metres, representing an encroachment of 3.12 metres into the secondary front setback.

to authorize that the proposed extension of the main building be located at 3.17 metres from the left side property line, whereas the zoning by-law requires a minimum side setback of 4.5 metres, representing an encroachment of 1.33 metres into the side setback.

to authorize the construction of a proposed gallery with a height of less than 1.20 metres at a distance of 1.55 metres from the right lateral property line, whereas the zoning by-law requires a minimum distance of 3.3 metres, representing a difference of 1.75 metres into the lateral setback. and this for the property located at 480 Pine.

45.14 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the extension of the main building located at 255 Nassau

CONSIDERING THAT a building permit application was filed for the extension of a main building located at 255 Nassau;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Programmes (SPAIP) indicates objectives and criteria to fulfill for this type of permit application;

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the May 26, 2026, meeting and is of the opinion that

- The objective to propose sustainable, quality architecture is not respected, because the criteria on (1) the exterior cladding materials are durable, with sober colours and compatible with the surrounding buildings and (2) the exterior cladding materials and architectural components match together, in form, texture and colour are not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to a building permit application for the extension of the main building located at 255 Nassau;

DRAFT RESOLUTIONS

2026-06-12

It is moved by _____, seconded by _____ and _____ to REFUSE the SPAIP relating to a building permit application for the extension of the main building located at 255 Nassau.

45.15 Request the approval of the Site Planning and Architectural Integration Programme (SPAIP) to carry out backfilling work on the property located at 135 Evergreen

CONSIDERING THAT a request was filed to carry out backfilling work for the property located at 135 Evergreen;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Programmes (SPAIP) indicates objectives and criteria to fulfill for this type of request;

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the request to carry out backfilling work at the May 26, 2026, meeting and is of the opinion that

- the objective to enhance the natural topography of the land covered by the operations of backfilling or excavation is not respected, because the criteria on (1) the proposed finished grade renews as much as possible existing soil levels prior to the project and (2) Where the proposed grades have significant differences with existing grades, these differences must be justified by the constraints of the drainage of the land or adjacent site that preclude the full compliance with the current topography, are not fulfilled;

- the objective to minimize impacts on neighbouring properties is not respected, because the criteria on (1) the proposed finished grades avoid construction of retaining walls, (2) finished grades projected along the property boundaries are adjusted to adjacent grade levels and (3) projected finished grades do not increase the amount of storm water directed towards neighbouring properties are not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to the permit application to carry out backfilling work on the property located at 135 Evergreen;

It is moved by _____, seconded by _____ and _____ to REFUSE the SPAIP relating to the permit application to carry out backfilling work on the property located at 135 Evergreen.

45.16 Acceptance of an amount of \$87,404.40 for park fees to be paid by the owner of lot 1 417 421 (481 Lakeshore) to the City, according to By-law BEAC-128 concerning contributions for the establishment, maintenance and improvement of parks, playgrounds and natural areas on the City of Beaconsfield's territory

It is moved by _____, seconded by _____ and _____ to ACCEPT the amount of \$87,404.40 for park fees to be paid by the owner of lot 1 417 421 (481 Lakeshore) to the City, according to By-law BEAC-128 concerning contributions for the establishment, maintenance and improvement of parks, playgrounds and natural areas on the City of Beaconsfield's territory, equivalent to 10% of the \$874,044.00 standardized municipal value of lot 1 417 421, and to transfer this sum to a fund specially reserved for park fees.

45.17 Acceptance of an amount of \$271,720.00 for park fees to be paid by the owner of lot 1 417 362 (478 Lakeshore) to the City, according to By-law BEAC-128 concerning contributions for the establishment, maintenance

June 15, 2026

DRAFT RESOLUTIONS

2026-06-12

and improvement of parks, playgrounds and natural areas on the City of Beaconsfield's territory

It is moved by _____, seconded by _____ and _____ to ACCEPT the amount of \$271,720.00 for park fees to be paid by the owner of lot 1 417 362 (478 Lakeshore) to the City, according to By-law BEAC-128 concerning contributions for the establishment, maintenance and improvement of parks, playgrounds and natural areas on the City of Beaconsfield's territory, equivalent to 10% of the \$2,717,200 standardized municipal value of lot 1 417 362, and to transfer this sum to a fund specially reserved for park fees.

53. COMMITTEES

53.1 Minutes of the Traffic Advisory Committee meeting of May 22, 2026

It is moved by _____, seconded by _____ and _____ to approve the minutes of the Traffic Advisory Committee meeting of May 22, 2026.

53.2 Deposit of the minutes of the Demolition Committee meeting of May 5, 2026

Council takes act of the minutes of the Demolition Committee meeting of May 5, 2026.

53.3 Minutes of the Planning Advisory Committee meeting of May 26, 2026

It is moved by _____, seconded by _____ and _____ that Council take act of the minutes of the Planning Advisory Committee meeting of May 26, 2026.

53.4 Minutes of the Finance Advisory Committee meeting of May 11, 2026

It is moved by _____, seconded by _____ and _____ to approve the minutes of the Finance Advisory Committee meeting of May 11, 2026.

60. GENERAL

60.1 Authorization for street closure for the event ALPS Section A Finals on August 8, 2026, from 7:00 a.m. to 3:00 p.m.

It is moved by _____, seconded by _____ and _____ to authorize:

- Beaurepaire Drive between Lakeview (after the pool parkin spaces) and Rockhill Crescent.;

for the event ALPS Section A Finals on August 8, 2026, from 7:00 a.m. to 3:00 p.m.

DRAFT RESOLUTIONS

2026-06-12

60.2 Authorization for street closure for the event fireworks as part of the Canada Day celebrations on July 1, 2026, from 9:30 to 11:00 p.m.

It is moved by _____, seconded by _____ and _____ to authorize:

- Of Beaconsfield Boulevard from City Lane to Beaconsfield Court;

for the event fireworks as part of the Canada Day celebrations on July 1, 2026, from 9:30 to 11:00 p.m.

60.3 Confirmation to lend chairs, tables, and tents to John F. Kennedy School for a special event

It is moved by _____, seconded by _____ and _____ to confirm the loan of chairs, tables and tents to accommodate 150 people to John F. Kennedy School for their event taking place on Sunday June 14, 2026 as well as deliver and collect the items within agreed upon timeframes.

60.4 Opinion of the City of Beaconsfield on the Lester B. Pearson School Board draft for consultation on the three-year Plan (2026-2029) for the allocation and destination of its immovables

It is moved by _____, seconded by _____ and _____ that the Lester B. Pearson School Board's draft for consultation on the three-year plan (2026-2029) for the allocation and destination of its immovable be noted and filed.

60.5 Continuation of the lawsuit filed by bilingual municipalities contesting certain provisions of an act respecting French, the official and common language of Quebec - Coordination by the City of Côte-Saint-Luc for the legal action and the sharing of legal costs and fees on a pro rata basis according to population

WHEREAS the City of Beaconsfield has agreed to join, by resolution 2023-04-334 adopted on April 24, 2023, as co-plaintiff in a legal action contesting the provisions of Law 96 and is desirous of reiterating the mandate to the law firm Grey Casgrain s.e.n.c.;

WHEREAS it is necessary to adopt a new resolution to authorize an additional amount, since the amount provided for in resolution 2023-04-334 has been fully expended;

WHEREAS the City agrees to share the legal fees and costs with the other co-plaintiffs, on a pro rata basis, established on the basis of population, said fees to be coordinated by the City and paid at the end of each quarter;

It is moved by _____, seconded by _____ and _____

THAT the Council of the City of Beaconsfield hereby reiterates the mandate given to the Law Firm Grey Casgrain s.e.n.c. to represent the City of Beaconsfield in its application before the Superior Court to contest

DRAFT RESOLUTIONS

2026-06-12

certain provisions of Law 96 which affect the rights and obligations of bilingual municipalities;

THAT the City of Beaconsfield commits to sharing the legal fees and costs with the other co-plaintiffs, on a pro rata basis, based on the relative size of its population;

THAT an expenditure not exceeding \$1.00 per resident of the City of Beaconsfield be reserved by each of the co-plaintiff municipalities for all necessary expenses to this end to cover the application and pleadings of said proceedings before the Superior Court;

THAT the City of Côte Saint-Luc will receive the payments for the Law Firm Grey Casgrain for all legal fees, from all municipalities involved in this lawsuit

To authorize the Finance and Treasury Department to charge the expense to budget code 02-131-10-412.

60.6 Request for official recognition of The Nook Homeschoolers' Centre by the City of Beaconsfield

It is moved by _____, seconded by _____ and _____ to approve the request for official recognition of The Nook Homeschoolers' Centre by the City of Beaconsfield.

70. AGGLOMERATION COUNCIL

70.1 Mayor's report on the decisions made by the Agglomeration Council at its meeting of May 19, 2026

80. DIRECTORS REPORTS

80.1 Deposit of the Directors reports

Are received and accepted for information purposes:

Urban Planning Department's building report for May 2026

DDO dispatch centre's report for April 2026

Report on live and deferred viewing of Council meetings via webcast.

95. CLOSING OF MEETING

It is moved by _____, seconded by _____ and _____ to close the meeting at .

MAYOR

CITY CLERK