

PROVINCE OF QUEBEC
CITY OF BEACONSFIELD

BY-LAW 720-131-1

BY-LAW AMENDING ZONING BY-LAW 720 IN ORDER TO MODIFY THE NUMBER OF MATERIALS FOR MULTIFAMILY RESIDENCE BUILDINGS (H3), TO ADD SPECIFIC STANDARDS FOR ZONE H336 CONCERNING THE SLOPE PERCENTAGE FOR AN ACCESS AISLE LEADING TO A PARKING AREA, AND TO MODIFY THE STANDARDS CONCERNING MULTIFAMILY RESIDENCE (H3) AND COMMUNAL RESIDENCE (H4) USAGES FOR ZONE H336 IN ORDER TO RENDER THEM CONFORMING TO THE PLANNING PROGRAM OF THE CITY OF BEACONSFIELD

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At a regular Council meeting of the City of Beaconsfield, held at the Council Chamber, 303 Beaconsfield Boulevard, Beaconsfield, Québec, on Monday, XXXX, 2026, at 8:00 p.m.;

WERE PRESENT : His Honour the Mayor Martin St-Jean, Councillors Dominique Godin, Tim Quinn, Robert Mercuri, David Newell, Marie Léveillé, Jason Rossie

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 Monday, February 23, 2026;

WHEREAS a draft By-law 720-131 entitled “By-law amending Zoning By-law 720 in order to modify the number of materials for multifamily residence buildings (h3), to add specific standards for zone H336 concerning the slope percentage for an access aisle leading to a parking area, and to modify the standards concerning multifamily residence (h3) and communal residence (h4) usages for zone H336 in order to render them conforming to the planning program of the City of Beaconsfield” was adopted at the regular meeting of Council held on Monday, February 23, 2026;

WHEREAS a public consultation meeting concerning this by-law was held by the Council on Monday, March 23, 2026, in accordance with the Act respecting land use planning and development (L.R.Q., c. A-19.1);

WHEREAS a second Draft By-law 720-131 entitled “By-law amending Zoning By-law 720 in order to modify the number of materials for multifamily residence buildings (h3), to add specific standards for zone H336 concerning the slope percentage for an access aisle leading to a parking area, and to modify the standards concerning multifamily residence (h3) and communal residence (h4) usages for zone H336 in order to render them conforming to the planning program of the City of Beaconsfield” was adopted at the regular Council meeting on Monday, April 20, 2026 ;

WHEREAS an application to hold a register with respect to By-law 720-131 was received within the prescribed time limit, in order to request that sections 4 and 6 of By-law 720-131 be submitted for approval by the qualified voters of zones H336 and H340;

WHEREAS By-law 720-131-1 contains only provisions which are not subject to approval by qualified voters and was adopted at the regular Council meeting on Monday, XXX, 2026

CONSIDERING sections 113, 114, 130, 135, 136 and 137 of the *Act respecting land use planning and development* (L.R.Q., chapter A-19.1);

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

COUNCIL DECREES AS FOLLOWS:

SECTION 1: Section 5.5.3 is amended by adding the following paragraph after the last paragraph:

“Notwithstanding the first paragraph of the current section, the Multifamily residence usage (H3) can use 3 cladding materials above the foundation.”

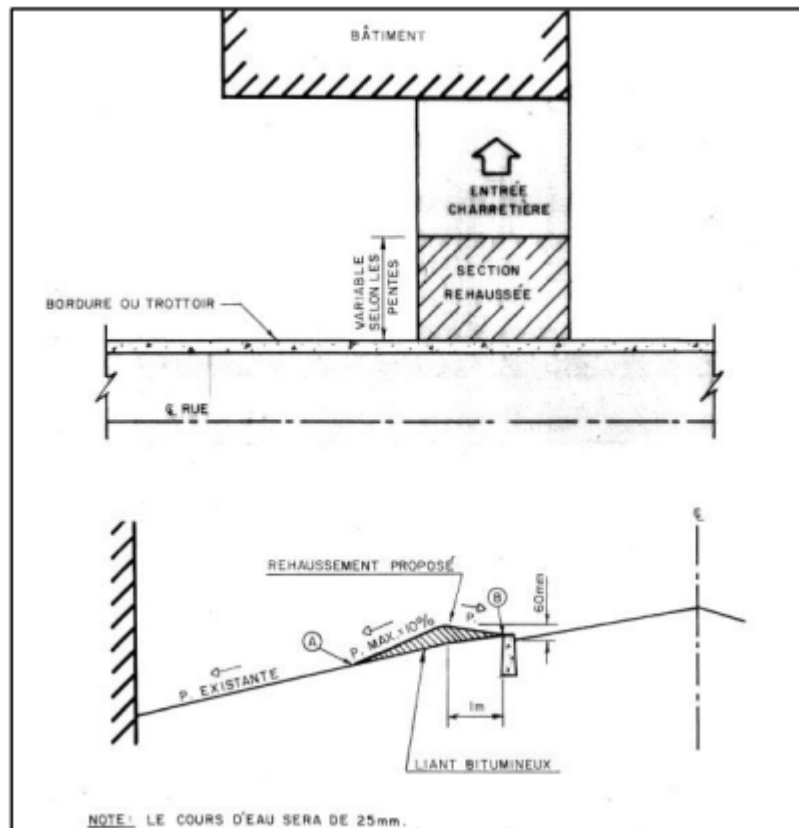
SECTION 2: The following section 7.5 is added:

7.5 SPECIFIC PROVISIONS FOR ZONE H336

Notwithstanding section 5.10.8, an access aisle leading to any parking area with a slope of between 8 % and 10 % may be authorized under the following conditions:

- a) An access aisle leading to a parking area situated below street level must be laid out in accordance with the requirements shown in the following Illustration 17.1:

Illustration 17.1 Rise for an access aisle



SECTION 3: The zoning specification grid for zone H336 of Appendix A of Zoning By-law 720 is amended for the Multifamily residence usage (H3) under the Housing usage, respectively, and as illustrated in Appendix 1 of these regulations to form an integral part thereof, to amend:

- the minimum and maximum number of stories;
- the minimum and maximum floor area ratio.

SECTION 4: (See 720-131-2, section 1)

SECTION 5: The zoning specification grid for zone H336 of Appendix A of Zoning By-law 720 is amended for the Communal residence usage (H4) under the Housing usage, respectively, and as illustrated in Appendix 1 of these regulations to form an integral part thereof, to amend:

- the minimum and maximum number of stories;
- the minimum and maximum floor area ratio.

SECTION 6: (See 720-131-2, section 2)

SECTION 7 : COMING IN FORCE

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

MAYOR

CITY CLERK

APPENDIX 1 – ZONING SPECIFICATION GRID

DRAFT

