

PROVINCE OF QUEBEC
CITY OF BEACONSFIELD

BY-LAW 720-131-2

**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 IN ORDER TO RENDER THEM CONFORMING TO THE PLANNING PROGRAM
OF THE CITY OF BEACONSFIELD**

Adopted during the regular meeting of the Council
held on XXXX, 2026

BY-LAW 720-131-2

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 IN ORDER TO RENDER THEM CONFORMING TO 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, 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 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 applications to hold a register with respect to By-law 720-131 were 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 720-131-2 contains only provisions for which a valid application was made and each other provisions has to be approved by the same group of qualified voters;

WHEREAS By-law 720-131-2 was adopted at the regular Council meeting on Monday, XXX, 2026 and will be submitted to the approval of qualified voters of zones H336 and H340;

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: 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 maximum number of dwellings;
- the minimum setbacks;
- the maximum landsite coverage;

SECTION 2: 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 maximum number of dwellings;

SECTION 3 : COMING IN FORCE

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

MAYOR

CITY CLERK

DRAFT

APPENDIX 1 – ZONING SPECIFICATION GRID

DRAFT

