

PROVINCE OF QUEBEC
CITY OF BEACONSFIELD

BY-LAW 720-131

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

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

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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 XXXX, 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 XXXX, 2026;

WHEREAS a public consultation meeting concerning this by-law was held by the Council on Monday, XXXX, 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, XXX, 20XX ;

WHEREAS section 113, 114 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.”

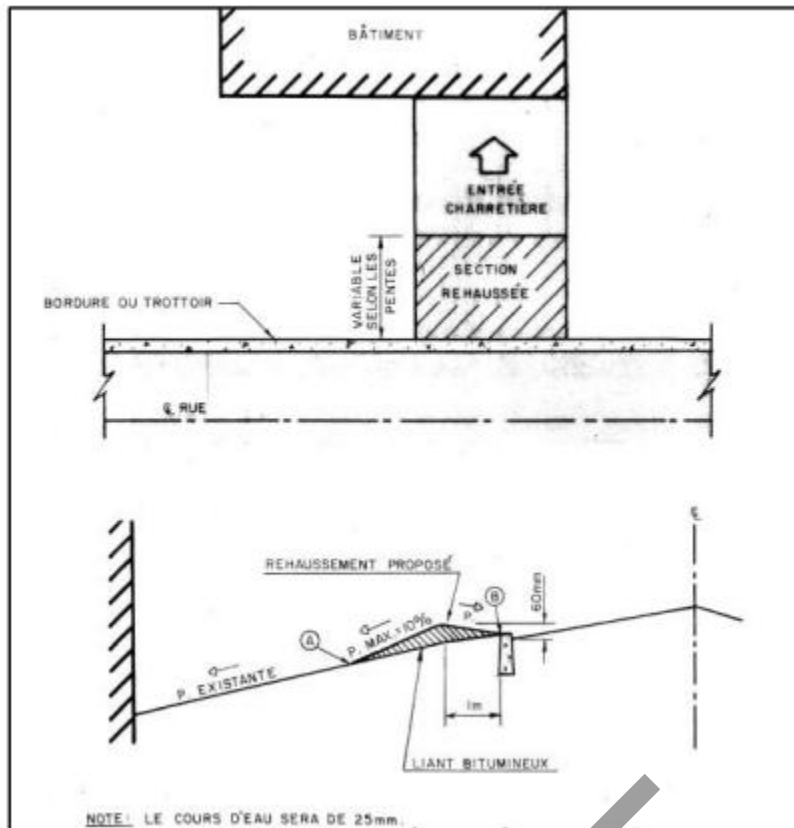
SECTION 2: The following section 7.5 is added:

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: 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 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: 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 7 : COMING IN FORCE

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

MAYOR

CITY CLERK

APPENDIX 1 – ZONING SPECIFICATION GRID

DRAFT



ZONING SPECIFICATION SCHEDULE

CITY OF BEACONSFIELD

ZONE H336

By-law no 720

GROUPS OF USAGES	CLASSE D'USAGES	H1	H1	H3	H4	
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		4.2.2.5 a)	4.2.2.5 a)	4.2.2.5 a)	4.2.2.5 a)	
BUILDINGS						
Structure	Detached				●	
	Semi-detached					
	Attached	●				
	Integrated project		●	●		
Number of stories	Minimum / Maximum	1/2	1/2	1/3	1/3	
Maximum height (m)	Sloped roof (m)	9,2	9,2	18	18	
	Flat roof (m)	9,2	9,2	12	12	
Dwelling units per building	Maximum	1	1	15	15	
SETBACKS						
Setbacks (m)	Front	6,0	9,0	8,5	9,0	
	Side	4,5	9,0	3,0	12,0	
	Back	10,0	9,0	9,0	9,0	
Setback for an attached garage (m)	Side	4,5	9,0	9,0	12,0	
LANDSITE AREA						
Dimensions (m)	Minimum area	278	278	2787	2787	
	Maximum area					
	Minimum width	6,0	6,0	30,0	30,0	
	Minimum depth					
RATIO						
Landsite coverage (CES) (%)	Minimum					
	Maximum	30	30	35	30	
Floor area ration (FAR)	Minimum			0,6	0,6	
	Maximum	0,5	0,5	1	1	
SPECIFIC STANDARDS						
Referring to the zoning by-law		9.8 9.10	9.8 9.10	9.8 9.10	9.8 9.10	
NOTES						
Amendements 720-127-27 720-131						