

DRAFT RESOLUTIONS

Minutes of the City of Beaconsfield's regular Municipal Council meeting, held at City Hall, 303 Beaconsfield Boulevard, Beaconsfield, Québec, on Monday, August 24, 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 August 24 2026, at 7:30 p.m.

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to adopt the agenda of the City of Beaconsfield's regular Council meeting of August 24 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 Approval of the minutes of the City of Beaconsfield's Public Consultation of July 13, 2026, at 7 p.m.

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to approve the minutes of the City of Beaconsfield's Public Consultation of July 13, 2026, at 7 p.m.

10.2 Adoption of the minutes of the City of Beaconsfield's regular Council meeting of July 13, 2026

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It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to approve the minutes of the City of Beaconsfield's regular Council meeting of July 13, 2026, at 7:30 p.m.

- 10.3 Approval of the minutes of the City of Beaconsfield's special Council meeting of July 16, 2026
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It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to approve the minutes of the City of Beaconsfield's special Council meeting of July 16, 2026, at 8:15 a.m.

20. **CONTRACTS**
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- 20.1 Awarding of contract CL 2026-01 for the management of maintenance and repair operations at the Beaconsfield Recreation Centre from November 1, 2026, to October 31, 2028, to the single and conforming bidder, SODEM Inc., in the amount of \$1,678,237.12, all taxes included
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It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to award contract CL 2026-01 for the management of maintenance and repair operations at the Beaconsfield Recreation Centre from November 1, 2026, to October 31, 2028, to the single and conforming bidder, SODEM Inc., in the amount of \$1,678,237.12, all taxes included; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-722-10-434. The Treasurer must foresee sufficient funds in budget to provide for this expense.

- 20.2 Awarding of contract TP 2026-38 for the supply of a sidewalk snowplow to the single and conforming bidder, Les équipements Plannord Itée, in the amount of \$258,406.31, all taxes included
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It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to award contract TP 2026-38 for the supply of a sidewalk snowplow to the single and conforming bidder, Les équipements Plannord Itée, in the amount of \$258,406.31, all taxes included; and

To authorize the Finance and Treasury Department to charge the expense to budget code 26-311-00-724. This expense is financed by the Working Fund and will be reimbursed in ten yearly installments starting the year following the disbursement.

- 20.3 Awarding of mandate 2026-23-SP for a mandate for professional engineering services – Drainage study and corrective work planning – Rockhill Park to the tender having obtained the best final score, Avizo, in the amount of \$79,556.95 , all taxes included
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It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to award contract 2026-23-SP for a mandate for professional engineering services – Drainage study and corrective work planning – Rockhill Park to the lowest conforming bidder, Avizo, in the amount of \$79,556.95, all taxes included; and

To authorize the Finance and Treasury Department to charge the expense to budget code 26-415-02-721. As provided for in the budget for the current fiscal year, this expense will be financed under By-law BEAC-164.

- 20.4 Awarding of contract 2026-40 for paving work at the Woodland–Beaurepaire–Elm intersection Phase 1 to the lowest conforming bidder, Les Entrepreneurs Bucaro Inc., in the amount of \$520,187.14 , all taxes included

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to award contract 2026-40 for paving work at the Woodland–Beaurepaire–Elm intersection Phase 1 to the lowest conforming bidder, Les Entrepreneurs Bucaro Inc., in the amount of \$520,187.14, all taxes included; and

To authorize the Finance and Treasury Department to charge the expense to budget code 26-321-05-730.

- 20.5 Authorization of a payment of \$253,851.11, including taxes, to Lemay CO. for the increase of professional fees for the architecture and landscape architecture disciplines, increasing the amount for base services from \$1,168,650.78 to \$1,422,501.89, under the contract awarded in October 2024 for the design and construction supervision of the Multipurpose Cultural Centre

WHEREAS, at the Council meeting of October 21, 2024, the contract for professional services was awarded to Lemay CO., a member of the winning team of the multidisciplinary architectural competition for the construction of the multipurpose cultural centre, for the disciplines of architecture and landscape architecture;

WHEREAS the services to be rendered by Lemay CO. and the fees are established in the contract for professional services in accordance with the Décret 2402-84 for architects and the Barème AAPQ 2021 for landscape architects;

WHEREAS the Décret 2402-84 for architects and the Barème AAPQ 2021 for landscape architects stipulate the requirements for the adjustment of the professional fees for the project design based on the final estimate for the work, and the adjustment of the professional fees for the supervision of the construction based on the actual costs of the work.

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED

To authorize a payment of \$253,851.11 taxes included to Lemay CO. for the adjustment of the professional fees for the disciplines of architecture and landscape architecture, as part of the contract signed for the design and supervision of the construction of the multipurpose cultural center;

To authorize the Finance and Treasury Department to charge the expense to budget code 26-729-02-722. As provided for in the budget for

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the current fiscal year, this expense will be financed under By-law BEAC-181.

- 20.6 Authorization of a payment of \$72,589.74, including taxes, to Bouthillette Parizeau et Associés for the increase of the professional services contract for the electrical and mechanical engineering disciplines, increasing the amount for base services from \$397,860.47 to \$470,450.21, under the contract awarded in October 2024 for the design and construction supervision of the Multipurpose Cultural Centre

WHEREAS, at the Council meeting of October 21, 2024, the contract for professional services was awarded to Bouthillette Parizeau et Associés, a member of the winning team of the multidisciplinary architectural competition for the construction of the multipurpose cultural centre, for the disciplines of electrical engineering and mechanical engineering;

WHEREAS the services to be rendered by Bouthillette Parizeau et Associés and the fees are established in the contract for professional services in accordance with the Décret 1235-87 for engineers;

WHEREAS the Décret 1235-87 for engineers stipulates the requirements for the adjustment of the professional fees for the project design based on the final estimate for the work, and the adjustment of the professional fees for the supervision of the construction based on the actual costs of the work.

It is moved by _____, seconded by _____ and
UNANIMOUSLY RESOLVED

To authorize a payment of \$72,589.74 \$ taxes included to Bouthillette Parizeau et Associés for the adjustment of the professional fees for the disciplines of electrical engineering and mechanical engineering, as part of the contract signed for the design and supervision of the construction of the multipurpose cultural center;

To authorize the Finance and Treasury Department to charge the expense to budget code 26-729-02-722. As provided for in the budget for the current fiscal year, this expense will be financed under By-law BEAC-181.

30. **FINANCE AND TREASURY**

- 30.1 Approval of the list of accounts payable as of August 24, 2026, and of the list of pre-authorized payments for the period of July 1, 2026, to July 12, 2026, and for the period of July 14, 2026, to August 11, 2026, for a total disbursement of \$8,300,267.78

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

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

To approve the list of accounts payable as of August 24, 2026, regarding expenses for financial and investment activities totalling \$3,630,731.66; and

To approve the list of pre-authorized payments from July 1, 2026, to July 12, 2026, and for the period of July 14, 2026, to August 11, 2026, totalling \$1,612,501.40 and electronic payments, for the same period, of salaries

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paid to municipal employees, bank fees and the debt service, totalling \$3,057,034.72; and

That all these disbursements totalling \$8,300,267.78 be drawn from the City's bank account at Royal Bank of Canada, Beaconsfield branch.

30.2 Resolution authorizing the Municipal Court of Montreal to proceed with the cancellation of outstanding fines and costs that are uncollectible and relate to judgments rendered more than ten (10) years ago

WHEREAS the Municipal Court of Montreal is reviewing certain penal matters in relation to which a judgment was rendered more than ten (10) years ago regarding the collection of fines in those cases;

WHEREAS this review concerns cases for which no effective enforcement measure could be carried out during that period, despite the collection efforts provided for by law and the applicable administrative procedures;

WHEREAS, in accordance with the applicable provisions, including those of the Civil Code of Québec relating to prescription, the claims at issue are now considered uncollectible;

WHEREAS the proposed cancellation is for a total of three hundred one (301) cases, representing an estimated total amount of \$88,923.56, corresponding to judgments rendered more than ten (10) years ago;

WHEREAS, under the Act respecting municipal courts, only the municipal council of the municipality to which the fine and costs are attributable may remit or cancel all or part of them;

WHEREAS it is in the interest of sound judicial and accounting administration to proceed with the cancellation of the identified uncollectible balances;

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED that the municipal council authorize the cancellation of the outstanding balances owing in respect of the three hundred one (301) cases identified on the list submitted to council, for a total estimated amount of \$88,923.56, these cases being linked to judgments rendered more than ten (10) years ago and considered uncollectible; and

THAT the persons responsible for the administration of the Municipal Court of Montreal, the finance service, the clerk's office, or any other related service be authorized to take all necessary actions and to make all required entries, communications, and formalities to give full effect to this resolution.

40. BY-LAWS

40.1 Adoption of By-law BEAC-029-2 entitled "By-law modifying By-law BEAC-029 regarding budget control and monitoring in order to ensure compliance with the By-law on delegation of powers to the officers and employees of the City of Beaconsfield"

mentions the by-law's object:

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The purpose of this by-law is to ensure compliance with the By-law on the delegation of powers with respect to expenses payable under delegated authority.

She indicates that there were no changes between the draft presented in the notice of motion and the by-law submitted for adoption.

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to adopt By-law BEAC-029-2 entitled "By-law modifying By-law BEAC-029 regarding budget control and monitoring in order to ensure compliance with the By-law on delegation of powers to the officers and employees of the City of Beaconsfield".

- 40.2 Adoption of By-law BEAC-082-2 entitled "By-law modifying By-law BEAC-082 on the delegation of powers to the officers and employees of the City of Beaconsfield in order to amend the delegation thresholds, specify payment authorizations, and ensure compliance with the By-law concerning contract management and the Act respecting contracting by municipal bodies (LCOM)"
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_____ mentions the by-law's object:

The purpose of the by-law is to modify the current By-law concerning delegation with regards to the authorized delegation thresholds for designated officers, department directors and the Director General. The by-law specifies payment authorizations and modifies certain terms concerning open procedures initiated by selection committees, in order to ensure compliance with the By-law concerning contract management and the Act respecting contracting by municipal bodies (LCOM).

He indicates that there were no changes between the draft presented in the notice of motion and the by-law submitted for adoption.

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to adopt By-law BEAC-082-2 entitled "By-law modifying By-law BEAC-082 on the delegation of powers to the officers and employees of the City of Beaconsfield in order to amend the delegation thresholds, specify payment authorizations, and ensure compliance with the By-law concerning contract management and the Act respecting contracting by municipal bodies (LCOM)".

- 40.3 Adoption of By-law BEAC-186 entitled "By-law concerning contract management"
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_____ mentions the by-law's object:

The purpose of Regulation BEAC-186 is to replace the existing contract management by-law in compliance with the "Act Respecting Contracting by Public Bodies". The new by-law establishes measures to ensure the integrity and impartiality of the contracting process, specifically by addressing bid-rigging, intimidation, corruption, conflicts of interest, and other situations that could compromise objectivity. It also governs compliance with rules regarding lobbying, ethics, and contract amendments. Furthermore, the by-law sets out rules for contract awarding and measures promoting Quebec or other Canadian goods and services, as well as responsible procurement.

The by-law title was modified between the notice of motion and the adoption.

The draft resolutions are subject to change until the meeting is held.

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It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to adopt By-law BEAC-186 entitled "By-law concerning contract management".

45. URBAN PLANNING

45.1 Request for minor exemptions for the property located at 67 Woodland

CONSIDERING THAT a request for minor exemptions was presented to the Planning Advisory Committee meeting held on August 4, 2026, for the property located at 67 Woodland;

CONSIDERING THAT the request for minor exemptions is:

- To authorize the use of an exterior aluminum siding that does not imitate clapboards on the proposed main building, while the zoning by-law prohibits the use of an exterior aluminum siding when it does not imitate clapboards;
- To authorize a pergola with a surface area of 20.9 square metres, whereas the zoning by-law prescribes a maximum surface area of 16 square metres for a pergola, representing a difference of 4.9 square metres;

CONSIDERING THAT a minor exemption application must respect the conditions enumerated in section 2.9 of 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 for to authorize the use of an exterior aluminum siding that does not imitate clapboards on the proposed main building, while the zoning by-law prohibits the use of an exterior aluminum siding when it does not imitate clapboards.;

CONSIDERING the Planning Advisory Committee considers that the conditions listed in By-law BEAC-044 are not fulfilled for to authorize a pergola with a surface area of 20.9 square metres, whereas the zoning by-law prescribes a maximum surface area of 16 square metres for a pergola, representing a difference of 4.9 square metres, 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 recommendation of the Planning Advisory Committee to **APPROVE** the request for minor exemption: to authorize the use of an exterior aluminum siding that does not imitate clapboards on the proposed main building, while the zoning by-law prohibits the use of an exterior aluminum siding when it does not imitate clapboards. and to **REFUSE** the minor exemptions request: to authorize a pergola with a surface area of 20.9 square metres, whereas the zoning by-law prescribes a maximum surface area of 16 square metres for a pergola;

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to **APPROVE** the request for minor exemption: to authorize the use of an exterior aluminum siding that does not imitate clapboards on the proposed main building, while the zoning by-law prohibits the use of an exterior aluminum siding when it does not imitate clapboards. and to **REFUSE** the minor exemptions request: to authorize a pergola with a surface area of 20.9 square metres, whereas the zoning by-law prescribes a maximum surface area of 16 square metres for a pergola for the property located at 67 Woodland.

DRAFT RESOLUTIONS**45.2 Request for a minor exemption for the property located at 62 Beaconsfield Court**

CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on August 4, 2026, for the property located at 62 Beaconsfield Court;

CONSIDERING THAT the request for minor exemption is to authorize that main building to be located at 9.63 metres from the rear landsite line, while the zoning by-law requires a rear setback of a minimum of 10 metres, resulting in an encroachment of 0.37 metres in the rear 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;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the minor exemption request to authorize that main building to be located at 9.63 metres from the rear landsite line, while the zoning by-law requires a rear setback of a minimum of 10 metres, resulting in an encroachment of 0.37 metres in the rear setback. for the property located at 62 Beaconsfield Court;

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to APPROVE the request for a minor exemption to authorize that main building to be located at 9.63 metres from the rear landsite line, while the zoning by-law requires a rear setback of a minimum of 10 metres, resulting in an encroachment of 0.37 metres in the rear setback. for the property located at 62 Beaconsfield Court.

45.3 Request for minor exemptions for the property located at 29 East Gables

CONSIDERING THAT a request for minor exemptions was presented to the Planning Advisory Committee meeting held on August 4, 2026, for the property located at 29 East Gables;

CONSIDERING THAT the request for minor exemptions is:

- To authorize the left portion of the projected building extension to be located at 9.07 metres from the rear landsite line, while the zoning by-law requires a rear setback of a minimum of 10 metres, resulting in an encroachment of 0.93 metres in the rear setback;
- To authorize the right portion of the projected building extension to be located at 9.09 metres from the rear landsite line, while the zoning by-law requires a rear setback of a minimum of 10 metres, resulting in an encroachment of 0.91 metres in the rear 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;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the minor exemptions request:

- To authorize the left portion of the projected building extension to be located at 9.07 metres from the rear landsite line, while the zoning by-law requires a rear setback of a minimum of 10 metres, resulting in an encroachment of 0.93 metres in the rear setback;
- To authorize the right portion of the projected building extension to be located at 9.09 metres from the rear landsite line, while the zoning by-law

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requires a rear setback of a minimum of 10 metres, resulting in an encroachment of 0.91 metres in the rear setback for the property located at 29 East Gables;

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to APPROVE the request for minor exemptions:

- To authorize the left portion of the projected building extension to be located at 9.07 metres from the rear landsite line, while the zoning by-law requires a rear setback of a minimum of 10 metres, resulting in an encroachment of 0.93 metres in the rear setback;
- To authorize the right portion of the projected building extension to be located at 9.09 metres from the rear landsite line, while the zoning by-law requires a rear setback of a minimum of 10 metres, resulting in an encroachment of 0.91 metres in the rear setback for the property located at 29 East Gables.

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 65 Lakeview

CONSIDERING THAT a building permit application was filed for a new main building located at 65 Lakeview;

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 August 4, 2026, meeting and is of the opinion that

- The objective to propose sustainable, quality architecture is not respected, because the criteria on (1) the main entrance of the building is enhanced by a distinctive architectural composition and (2) the exterior cladding materials and architectural components match together, in form, texture and colour are not fulfilled;

WHEREAS to comply with these objectives and criteria, the applicant should enlarge the front entrance door to enhance its visual prominence and propose a different material for the cladding at the base of the columns;

WHEREAS new plans were submitted on the August 10, 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 a new main building located at 65 Lakeview;

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 UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to the building permit application for a new main building located at 65 Lakeview, according to the plans filed on August 10, 2026.

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- 45.5 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 111 St-Andrew
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CONSIDERING THAT a building permit application was filed for a new main building located at 111 St-Andrew;

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 August 4, 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 111 St-Andrew;

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to a building permit application for a new main building located at 111 St-Andrew.

- 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 116 Fieldfare
-

CONSIDERING THAT a building permit application was filed for the extension of a main building located at 116 Fieldfare;

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 August 4, 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 116 Fieldfare;

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to a building permit application for the extension of the main building located at 116 Fieldfare.

- 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 a main building located at 400 Lakeshore
-

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CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 400 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 August 4, 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 400 Lakeshore;

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to the building permit application for the modification of the facade of a main building located at 400 Lakeshore.

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 67 Woodland

CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 67 Woodland;

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 August 4, 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 67 Woodland;

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to the building permit application for the modification of the facade of a main building located at 67 Woodland.

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 83 Brookside

CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 83 Brookside;

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;

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CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the August 4, 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 83 Brookside;

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to the building permit application for the modification of the facade of a main building located at 83 Brookside.

- 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 246, Beaconsfield Boulevard
-

CONSIDERING THAT on July 13, 2026, Council adopted resolution 2026-07-365 approving the site planning and architectural integration programme for a building permit application at 246, Beaconsfield Boulevard;

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 June 23, 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 246, Beaconsfield Boulevard;

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to a building permit application to modify the already approved plan at 246, Beaconsfield Boulevard.

- 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 135 Evergreen
-

CONSIDERING THAT on December 18, 2023, Council adopted resolution 2023-12-741 approving the site planning and architectural integration programme for a building permit application at 135 Evergreen;

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);

The draft resolutions are subject to change until the meeting is held.

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CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the August 4, 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 135 Evergreen;

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to a building permit application to modify the already approved plan at 135 Evergreen.

- 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 29 East Gables
-

CONSIDERING THAT on December 15, 2025, Council adopted resolution 2025-12-524 approving the site planning and architectural integration programme for a building permit application at 29 East Gables;

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 August 4, 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 29 East Gables;

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to a building permit application to modify the already approved plan at 29 East Gables.

- 45.13 Request the approval of the Site Planning and Architectural Integration Programme (SPAIP) related to carrying out backfilling work for the property located at 116 Fieldfare
-

CONSIDERING THAT a request was filed to carry out backfilling work for the property located at 116 Fieldfare;

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 August 4, 2026, meeting and is of the opinion that the applicable objectives and criteria are respected;

The draft resolutions are subject to change until the meeting is held.

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CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the SPAIP relating to the permit application requesting to carry out backfilling work on the property located at 116 Fieldfare;

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to the permit application requesting to carry out backfilling work on the property located at 116 Fieldfare.

- 45.14 Request the approval of the Site Planning and Architectural Integration Programme (SPAIP) related to carrying out backfilling work for the property located at 132 Liberty
-

CONSIDERING THAT a request was filed to carry out backfilling work for the property located at 132 Liberty;

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 August 4, 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 permit application requesting to carry out backfilling work on the property located at 132 Liberty;

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to the permit application requesting to carry out backfilling work on the property located at 132 Liberty.

- 45.15 Request the approval of the Site Planning and Architectural Integration Programme (SPAIP) related to carrying out backfilling work for 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 August 4, 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 permit application requesting to carry out backfilling work on the property located at 135 Evergreen;

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to the

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permit application requesting to carry out backfilling work on the property located at 135 Evergreen.

- 45.16 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 186 Centennial
-

CONSIDERING THAT a building permit application was filed for the extension of a main building located at 186 Centennial;

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 August 4, 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;

- The objective, which stipulates that, in the case of an extension, respect the architectural features of the main building is not respected, because the criterion on the type and angle of the roof of an extension are similar to those of the building subject to the extension is 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 186 Centennial;

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to a building permit application for the extension of the main building located at 186 Centennial.

- 45.17 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 17 Maple
-

CONSIDERING THAT a building permit application was filed for the modification of the facade of the main building located at 17 Maple;

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 August 4, 2026, meeting and is of the opinion that

- The objective of the construction project, extension or modification respects the character of the place and the dominant characteristics is not respected, because the criterion on the construction or extension project incorporates the dominant volumetry elements in the sector is not fulfilled;

- The objective to propose sustainable, quality architecture is not respected, because the criterion on the exterior cladding materials and

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architectural components match together, in form, texture and colour is not fulfilled;

- The objective which stipulates that in the case of an extension, it respect the architectural features of the main building is not respected, because the criterion on the type and angle of the roof of an extension are similar to those of the building subject to the extension is not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to the building permit application for the modification of the facade of the main building located at 17 Maple;

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to the building permit application for the modification of the facade of the main building located at 17 Maple.

45.18

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 19 Woodland

CONSIDERING THAT on August 25, 2025, Council adopted resolution 2025-08-366 approving the site planning and architectural integration programme for a building permit application at 19 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 permit application at the August 4, 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;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to a building permit application to modify the already approved plan at 19 Woodland;

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to a building permit application to modify the already approved plan located plans at 19 Woodland.

45.19

Acceptance of an amount of \$51,505.20 for park fees to be paid by the owner of lot 6 119 557 (111 St-Andrew) 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 UNANIMOUSLY RESOLVED to ACCEPT the amount of \$51,505.20 for park fees to be paid by the owner of lot 6 119 557 (111 St-Andrew) 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

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the \$515,052.00 standardized municipal value of lot 6 119 557, and to transfer this sum to a fund specially reserved for park fees.

- 45.20 Acceptance of an amount of \$62,013.60 for park fees to be paid by the owner of lot 1 416 906 (65 Lakeview) 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 UNANIMOUSLY RESOLVED to ACCEPT the amount of \$62,013.60 for park fees to be paid by the owner of lot 1 416 906 (65 Lakeview) 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 \$620,136.00 standardized municipal value of lot 1 416 906, and to transfer this sum to a fund specially reserved for park fees.

50. HUMAN RESOURCES

-
- 50.1 Nomination in view of permanency as Chef de division, urbanisme et permis to position 7013

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED that the nomination in view of permanency of [REDACTED] as Chef de division, urbanisme et permis, be approved as of August 24, 2026;

THAT his salary be established at level 1 of group 6 of the management salary scale;

THAT his nomination be subjected to an evaluation period of twelve (12) months as per the City's management employees working conditions.

51. APPOINTMENT OF ELECTED OFFICIALS

-
- 51.1 Appointment of Acting Mayor for the months of September, October, November and December 2026

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to designate Councillor Robert Mercuri as Acting Mayor for the months of September, October, November and December 2026.

53. COMMITTEES

-
- 53.1 Minutes of the Finance Advisory Committee meeting of July 15, 2026

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It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to approve the minutes of the Finance Advisory Committee meeting of July 15, 2026.

53.2 Minutes of the Planning Advisory Committee meeting of August 4, 2026

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED that Council take act of the minutes of the Planning Advisory Committee meeting of August 4, 2026.

53.3 Minutes of the Traffic Advisory Committee meeting of July 10, 2026

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED to approve the minutes of the Traffic Advisory Committee meeting of July 10, 2026.

60. GENERAL

60.1 Deposit of the City Clerk's report on the participation of an elected municipal officer in the Ministère des Affaires municipales et de l'Habitation compulsory training according to the Regulation respecting the training of elected municipal officers

The City Clerk files the report attesting to the participation of an elected official in the Ministère des Affaires municipales et de l'Habitation mandatory training according to the Regulation respecting the training of elected municipal officers;

It is moved by _____, seconded by _____ and UNANIMOUSLY RESOLVED Council takes note of the report filed by the City Clerk attesting to the participation of the following elected official in the mandatory MAMH training:

Councillor Tim Quinn.

60.2 Authorization to sign a lease on water property with the Quebec government for a deepwater shore lot (Centennial Jetty) and confirmation of its purpose

CONSIDERING the reconstruction work done at the Centennial Jetty;

CONSIDERING that a new lease is necessary to regularize the presence of the City's structures on the Government's waterfront at the Centennial Jetty;

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It is moved by _____, seconded by _____ and
UNANIMOUSLY RESOLVED

that the City Clerk be authorized to sign the lease between the
Government of Quebec (domaine hydrique) and the City of Beaconsfield;

That the City confirms that the premises will be used for non-profit
purposes that promote public access to the waterfront.

60.3 Resolution in support of rail safety week, from September 21 to 27, 2026

WHEREAS Rail Safety Week is to be held across Canada from
September 21 to 27 2026;

WHEREAS, 252 railway crossing and trespassing incidents occurred in
Canada in 2025; resulting in 69 avoidable fatalities and 60 avoidable
serious injuries;

WHEREAS, educating and informing the public about rail safety
(reminding the public that railway rights-of-way are private property,
enhancing public awareness of the dangers associated with highway rail
grade crossings, ensuring pedestrians and motorists are looking and
listening while near railways, and obeying established traffic laws) will
reduce the number of avoidable fatalities and injuries cause by incidents
involving trains and citizens; and

WHEREAS Operation Lifesaver is a public/private partnership whose aim
is to work with the public, rail industry, governments, police services,
media and others to raise rail safety awareness;

WHEREAS CN and Operation Lifesaver have requested City Council
adopt this resolution in support of its ongoing efforts to raise awareness,
save lives and prevent injuries in communities, including our municipality;

It is moved by _____, seconded by _____ and
UNANIMOUSLY RESOLVED
to support national Rail Safety Week to be held from September 21 to 27,
2026.

60.4 Resolution recognizing September as Arthritis Awareness Month

WHEREAS the mission of Arthritis Society Canada is to fight the fire of
arthritis with research, advocacy, innovation, information and support;

WHEREAS arthritis is a serious disease that causes debilitating pain,
restricts mobility and diminishes quality of life. Six million Canadians, 1 in
5, live every day with the brutal realities of arthritis and there is no cure.
Without a greater spotlight on this growing issue, the number of
Canadians with arthritis will rise to nine million by 2040;

WHEREAS the objective during Arthritis Awareness Month this
September is to raise awareness among the residents of Beaconsfield, to
seek understanding of the devastating impact of arthritis and to stand to
fight for an arthritis-free-future;

WHEREAS Arthritis Society Canada is Canada's national charity
dedicated to extinguish arthritis for good;

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It is moved by _____, seconded by _____ and
UNANIMOUSLY RESOLVED
to recognize September as Arthritis Awareness Month to transmit this
message to the residents of Beaconsfield in support of those living with
the disease and their families.

- 60.5 Authorization to hold the event Vintage car picnic at Centennial Park on
September 12, 2026
-

It is moved by _____, seconded by _____ and
UNANIMOUSLY RESOLVED
to authorize the holding of the event Vintage car picnic at Centennial Park
on Saturday, September 12, 2026 from 9:30 a.m. to 5:30 p.m.

- 60.6 Authorization for the complete street closure of Harwood Gate between
Northgate and the Beacon Hill Pool's parking exit for the Beacon Hill
Community Association's Corn Roast on September 12, 2026 (or
September 13, 2026, in case of rain), from 2 to 7:30 p.m. and that the cost
of First Aid services be paid by the City
-

It is moved by _____, seconded by _____ and
UNANIMOUSLY RESOLVED to authorize the complete street closure of
Harwood Gate between Northgate and the Beacon Hill Pool's parking exit
for the Beacon Hill Community Association's Corn Roast on September
12, 2026 (or September 13, 2026, in case of rain), from 2 to 7:30 p.m. and
that the cost for First Aid services be paid by the City.

- 60.7 Authorization for the "Ferme Rêveuse" to use two parking spaces at
Christmas Park for the distribution of farm products, on Fridays starting
September 18, 2026, until Marché Beau resumes its activities in May
2027, from 3:30 p.m. to 7:00 p.m
-

It is moved by _____, seconded by _____ and
UNANIMOUSLY RESOLVED
to approve the use of parking spaces at Christmas Park lot for the weekly
distribution of farm products by "Ferme Rêveuse", on Fridays from 3:30
p.m. to 7:00 p.m., from September 18, 2026, until Marché Beau resumes
its activities in May 2027.

- 60.8 Authorization to sign the financing agreement under the Natural
Infrastructure Fund of the Government of Canada for the construction of
a multipurpose cultural centre in the City of Beaconsfield
-

WHEREAS the Natural Infrastructure Fund (NIF) is a federal fund to
support natural and hybrid infrastructure projects in Canada. As part of
Budget 2021, \$200 million was announced to increase the use and

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adoption of natural and hybrid infrastructure and to raise community awareness of its value and the multiple outcomes it delivers;

WHEREAS Canada has agreed to contribute a maximum of \$1,000,000 to the financing of the project for the construction of a multifunctional cultural centre in the City of Beaconsfield, through the Natural Infrastructure Fund.

It is moved by _____, seconded by _____ and
UNANIMOUSLY RESOLVED

THAT the City of Beaconsfield authorizes the signature of the financing agreement under the Natural Infrastructure Fund of the Government of Canada for the construction of a multipurpose cultural centre in the City of Beaconsfield;

THAT the City of Beaconsfield designates Mr. Andrew Duffield, Director of Sustainable Development, or in his absence Mr. Patrice Boileau, Director General, as the person authorized to act and sign, on behalf of the City, the related documents, including the financing agreement.

80. **DIRECTORS REPORTS**

80.1 **Deposit of the Directors reports**

Are received and accepted for information purposes:

Urban Planning Department's building report for July 2026;

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

List of contracts over \$25 000 published to the SEAO from July 1 to July 31, 2026.

90. **NEW BUSINESS**

90.1 **New Business**

It is moved by _____, seconded by _____ and
UNANIMOUSLY RESOLVED

95. **CLOSING OF MEETING**

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

MAYOR

CITY CLERK