



Minutes of the Council of Beaconsfield

Minutes of the City of Beaconsfield's regular Municipal Council meeting, held at City Hall, 303 Beaconsfield Boulevard, Beaconsfield, Québec, on Monday, January 23, 2023, at 8:00 p.m.

WERE PRESENT:

His Honour the Mayor Georges Bourelle and Councillors Dominique Godin, Martin St-Jean, Robert Mercuri, David Newell, Peggy Alexopoulos

ABSENT:

Councillor Roger Moss

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

His Honour the Mayor calls the meeting to order.

2. AGENDA

2.1 Adoption of the agenda of the City of Beaconsfield's regular Council meeting of January 23, 2023

2023-01-001 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to adopt the agenda of the City of Beaconsfield's regular Council meeting of January 23, 2023, with the following modification:

- Withdrawal of item 30.6: Approval of a \$750 contribution to Heroes Committee for the year 2023

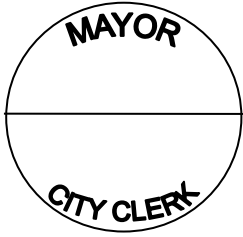
5. PUBLIC QUESTION PERIOD

The City Clerk announces the beginning of the public question period.

A resident asks if the City has received a reply to the letters sent last fall to the Quebec Health and Environment ministers asking to clarify their position concerning health issues on the Highway considering Dr. Kaiser's views that noise on Highway 20 is a health issue. He then states that the City should not have allowed construction within 150 metres of the highway, without the sound walls recommended by the MTQ in 1987 and 2010. The resident explains that the Environment Quality Act and the Charter of Human Rights and Freedoms consider that living in a healthy environment is a fundamental right. He then asks Council and administration to consider the public health issue as a priority. He then reminds Council that the speed limit on Highway 20 is 100 km/h, he asks to describe what has been done to correct this unhealthy situation.

His Honour the Mayor lists all the letters that were sent and then indicates that no answers were received from the Ministers to all letters sent before and after the election. He indicates that the MTQ position remains the same as the information given at the meeting on the noise barrier. He adds that he assumes that the Health Minister must not be supporting Dr. Kaiser's views as he has not replied. He suggests that the resident write a follow-up letter to the Ministers in hopes of getting a reply. He indicates that he has addressed the questions on health issues and the speed limit on Highway 20 several times and has nothing more to add. The City has adopted various measures in the budget to improve their quality of life within our jurisdiction such as preparing a tender to make tree planting along Highway 20, along Beurepaire and Elm streets. He adds that the City is also preparing a sound attenuation guide to inform all owners of Beaconsfield of various possibilities.

A resident asks if the arena updates will include moving the Zamboni away from gas - assuming it no longer runs on diesel. This would help anyone that has asthma and most definitely improve the air quality.



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His Honour the Mayor indicates that the Zamboni is not included in this project. He explains that it does not run on gas, but rather on propane. It was purchased in 2013, is in good condition and works well. There is no plan to replace it for the moment.

His Honour the Mayor indicates that the several questions from residents were received expressing concerns about the PPCMOI project at 275 Elm. He adds that he has prepared a response that addresses the concerns raised by this project at this time.

(integral bilingual version)

Several residents have expressed concerns about a potential redevelopment project of the Elm Plaza located at 275 Elm Avenue. The concerns are many and varied, including the size and density of the project, the vision of the developer, the esthetics of the project, traffic volume, street safety, parking, the number of businesses allowed, and the lack of consultation of the neighbourhood by the developer.

We will not accept the developer's first proposal as it does not meet the expectations of our Urban Planning Department and our Urban Planning Committee. Hopefully, the developer will come up with another financially viable proposal that will also take into consideration the residents' concerns once the developer initiates a consultation process that will reach out to the neighbourhood.

However, we need to keep in mind that any new or redevelopment project must be financially viable and profitable for the developer to be undertaken.

While we must be very conscious of traffic issues, with a population of 20,000 in mostly single residential properties, we remain a city with low density where traffic congestion is not a major issue, except for the railroad crossing at Woodland Avenue where a 10-minute wait can be expected from time to time because of train traffic. However, the existing shopping centre already has a traffic volume, and the redevelopment project would only bring an incremental traffic increase. We must also keep in mind that this is a mostly condo project. Everyone will not leave at the same time, and with this particular project, many residents may choose to walk to the commuter train stations to go to work. However no actual traffic study has been done at this time.

En ce qui concerne le stationnement, l'entrepreneur propose des espaces généreux de stationnement souterrain pour les occupants des condominiums.

L'esthétique du projet est un enjeu, et nous nous attendons à ce que l'entrepreneur propose un aménagement qui s'intègre dans le voisinage et ajoute de la valeur au quartier en maximisant le nombre de commerces permis dans le projet et en conservant certains services qui sont actuellement offerts au centre d'achat existant.

Un changement de zonage sera requis afin d'accueillir le projet de développement proposé et fera l'objet d'un registre à signer par les résidents qui souhaitent tenir un référendum pour les zones concernées.

I must remind residents who are also taxpayers that we have very limited new development and/or redevelopment opportunities in Beaconsfield and without allowing for some growth in our tax base



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that would be provided by projects such as the one being proposed for 275 Elm, the heavy burden of future tax increases will be on existing Beaconsfield residential taxpayers.

There is a very large demand for condos from senior Beaconsfield residents who want to downsize and continue to live in the Beaconsfield community. Many residents have been living in Beaconsfield for 20, 30, and even 40 years. It is most unfortunate that many of our senior residents have had to move to other West Island communities because of the lack of condo availability in Beaconsfield.

His Honour the Mayor indicates that the City suggested that the developer visit the neighbourhood and talk to the residents to understand the residents' concerns before presenting a new project.

A resident asks if there will be a public consultation regarding the new proposal from the developer. He then asks if it is wise to build so close to the railroad line. He also asks if the infrastructure will have the capacity to support 150 units, will it put a strain on the existing infrastructure and was there an assessment done.

His Honour the Mayor explains that the developer will visit the neighbourhood and talk to the residents to understand the residents' concerns before presenting a new project to the Planning Advisory Committee. If the project complies and the Planning Advisory Committee recommends its approval to Council a registration procedure will be held and if the required amount of signature is met, Council will decide if the project is abandoned or if a referendum will be held. His Honour the Mayor answers that there is no by-law which refrains building close to a railway line, several buildings are built already and were built after the railroad line was established. His Honour the Mayor says that that the existing infrastructure can support additional users. The idea in this project is for the City to generate additional income to reduce taxes for all taxpayers.

A resident that has her back yard looking on Elm Plaza indicates that she is happy that the developer will revise its project. She also shares her concerns on the City's infrastructure as she sees City workers drain water out of the sewage system and pump it in the storm drain. She also mentions that her basement is flooded on a regular basis, that there is often a huge dangerous puddle on Elm and that residents have water coming up through their toilet. She indicates that from her point of view, the infrastructure cannot support additional users.

His Honour the Mayor indicates that the City is aware of the situation and that it is addressing the situation on Elm and Tower this year. He adds that it has nothing to do with the Elm project.

A resident explains that he received a letter from the City asking to cut a tree, he believes he may have cut trees on a neighbour's property without knowing. He then indicates that Urban Planning Department told him to get a lawyer when he explained the situation.

His Honour the Mayor suggests that he come to City Hall a second time to discuss with Urban planning department. Mr. Patrice Boileau, Director General indicates that if it is a private civil matter between two neighbours, the City does not get involved.

A resident indicates there is already congestion on Elm at this time, she is concerned that the congestion will be worse if a new construction project is approved on Elm. She also indicates that there is an issue with water backing up in her garage. She does not understand how the infrastructure will be able to support the additional users, she suggests building a senior home instead.

His Honour the Mayor mentions that the City has plans to address the water situation on Elm and Tower. He suggests that the resident shares her concerns with the developer.



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A resident would like to see the report that confirms there will not be any impact on the infrastructure if a project on Elm is built. She adds that in the summer and in the winter the water pressure is very low.

His Honour indicates that the resident can submit her request for access to information.

A resident files additional signatures to an already filled petition with regards to the project at 275 Elm..

The question period ends at 8:47 p.m.

10. MINUTES

10.1 Approval of the minutes of the City of Beaconsfield's special Council meeting of December 13, 2022, at 8 :00 a.m.

2023-01-002 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to approve the minutes of the City of Beaconsfield's special Council meeting of December 13, 2022, at 8:00 a.m.

10.2 Approval of the minutes of the City of Beaconsfield's special Council meeting of December 19, 2022, at 7:30 p.m.

2023-01-003 It is moved by Councillor Dominique Godin, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to approve the minutes of the City of Beaconsfield's special Council meeting of December 19, 2022, at 7:30 p.m.

10.3 Adoption of the minutes of the City of Beaconsfield's regular Council meeting of December 19, 2022

2023-01-004 It is moved by Councillor Martin St-Jean, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to approve the minutes of the City of Beaconsfield's regular Council meeting of December 19, 2022, at 8:00 p.m.

20. CONTRACTS

20.1 Awarding of mandate 22-SP-157 for the road network auscultation project (arterial network and local streets) to the lowest conforming bidder, 8418748 Canada Inc. (GIE), in the amount of \$34,981.14, all taxes included

2023-01-005 It is moved by Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to award mandate 22-SP-157 for the road network auscultation project (arterial network and local streets) to the lowest conforming bidder, 8418748 Canada Inc. (GIE), in the amount of \$34,981.14, all taxes included; and

To authorize the Finance and Treasury Department to charge the expense to budget code 22-321-00-411. To provide for the payment of this expenditure, Council transfers the necessary funds from its reserved surplus for professional services.

20.2 Renewal of an annual services contract for the bciti citizen platform by Solutions B-CITI Inc. for the year 2023, for the approximate amount of \$48,882.77, all taxes included

2023-01-006 CONSIDERING resolutions 2018-12-474, 2020-03-077, 2021-01-005 and 2021-12-458;

CONSIDERING that the object of this contract stems from the use of a software product and is to ensure compatibility with existing systems,



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software packages or software products under section 573.3.6a) of the *Cities and Towns Act*;

It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to approve the renewal of an annual services contrat for the bciti citizen platform by Solutions B-CITI Inc. for the year 2023, for the approximate amount of \$48,882.77, all taxes included;

To approve the variable monthly fees associated to notifications, according to usage; and

To authorize the Finance and Treasury Department to charge these expenses to budget code 02-145-00-415.

- 20.3 Authorization of a payment to the Union des municipalités du Québec (UMQ) for the sum of \$66,970.35 non-taxable, constituting the City's share of the civil liability group deductible coverage and payment of an amount equivalent to 1% of the premium's cost (\$2,111.35, all taxes included) for the responsibilities assumed as representative of the Regroupement des municipalités de l'Île de Montréal (RMIM) for the year 2022

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- 2023-01-007 WHEREAS resolution 2022-03-084 regarding the renewal of the City's automobile insurance and property, equipment breakage and fraud insurance for 2022;

WHEREAS resolution 2022-04-140 regarding the renewal of the City's civil liability insurance contract for 2022;

CONSIDERING the approach taken by the group members relating to the guarantee fund for primary civil liability insurance;

WHEREAS the City of Beaconsfield authorizes a payment to the UMQ in the amount of \$66,970.35, representing its awarded share of the liability insurance's collective deductible, and authorizes the Finance and Treasury Department to charge the expense to budget code 02-141-00-420 for the year 2022;

WHEREAS the City of Beaconsfield also authorizes a payment to the UMQ in the amount of \$2,111.35 all taxes included, representing UMQ fees in order to act as agent for the members of the group, this amount corresponding to 1% of the total premiums (tax-included) paid by the municipality, and authorizes the Finance and Treasury Department to charge the expense to budget code 02-141-00-420 for the year 2022;

It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to authorize a payment to the Union des municipalités du Québec (UMQ) for the sum of \$66,970.35 non-taxable, constituting the City's share of the civil liability group deductible coverage and payment of an amount equivalent to 1% of the premium's cost (\$2,111.35, all taxes included) for the responsibilities assumed as representative of the Regroupement des municipalités de l'Île de Montréal (RMIM).

30. FINANCE AND TREASURY

- 30.1 Approval of the list of accounts payable as of January 23, 2023, and of the list of pre-authorized payments for the period of December 8, 2022, to December 18, 2022, and for the period of December 20, 2022, to January 11, 2023, for a total disbursement of \$2,838,011.05

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- 2023-01-008 CONSIDERING the lists submitted by the Treasurer regarding the payment of expenses for financial and investment activities;

It is moved by Councillor Robert Mercuri, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED:



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To approve the list of accounts payable as of January 23, 2023, regarding expenses for financial and investment activities totalling \$328,222.33; and

To approve the list of pre-authorized payments from December 8, 2022, to December 18, 2022, and for the period of December 20, 2022, to January 11, 2023, totalling \$1,904,470.16 and electronic payments, for the same period, of salaries paid to municipal employees, bank fees and the debt service, totalling \$605,318.56; and

That all these disbursements totalling \$2,838,011.05 be drawn from the City's bank account at Royal Bank of Canada, Beaconsfield branch.

- 30.2 Approval of a \$227.35 contribution to each of the 11 Community and Cultural associations representing 50% of the basic amount of the BFL liability insurance fees for the year 2023
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- 2023-01-009 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to approve a \$227.35 contribution to each of the 11 Community and Cultural associations representing 50% of the basic amount of the BFL liability insurance fees for the year 2023; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-519-10-992.

- 30.3 Renewal of the City of Beaconsfield's membership with the Federation of Canadian Municipalities (FCM) for the year 2023-2024, in the amount of \$5,313.33, all taxes included
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- 2023-01-010 It is moved by Councillor Martin St-Jean, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED that the City of Beaconsfield renew its membership with the Federation of Canadian Municipalities (FCM) for the year 2023-2024, in the amount of \$5,313.33, all taxes included; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-111-00-494.

- 30.4 Participation of the Mayor at the annual conference of the Union des municipalités du Québec from May 3 to 5, 2023, in Gatineau, at an approximate cost of \$820, plus reimbursement of travelling and lodging expenses and other related costs
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- 2023-01-011 It is moved by Councillor Robert Mercuri, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED that the Mayor be authorized to participate at the annual conference of the Union des municipalités du Québec (UMQ) from May 3 to 5, 2023, in Gatineau, at an approximate cost of \$820, plus reimbursement of travelling and lodging expenses and other related costs upon presentation of supporting documents; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-111-00-311.

- 30.5 Participation of the Mayor at the annual conference of the Federation of Canadian Municipalities (FCM) from May 25 to 27, 2023, in Toronto (Ontario), at an approximate cost of \$985, plus reimbursement of travelling and lodging expenses and other related costs
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- 2023-01-012 It is moved by Councillor Dominique Godin, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED that the Mayor be authorized to participate at the annual conference of the Federation of Canadian Municipalities (FCM) from May 25 to 27, 2023, in Toronto (Ontario), at an approximate cost of \$985, plus reimbursement of travelling and lodging expenses and other related costs upon presentation of supporting documents; and



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To authorize the Finance and Treasury Department to charge the expense to budget code 02-111-00-311.

30.6 Approval of a \$750 contribution to Heroes Committee for the year 2023

2023-01-013 Withdrawn.

40. BY-LAWS

40.1 Filing and notice of motion of Draft By-law BEAC-082-1 entitled "By-law modifying By-law BEAC-082 on the delegation of powers to officers and employees of the City of Beaconsfield to modify the expenditure authorizations and contract awards"

2023-01-014 Councillor Robert Mercuri files Draft By-law BEAC-082-1 entitled "By-law modifying By-law BEAC-082 on the delegation of powers to officers and employees of the City of Beaconsfield to modify the expenditure authorizations and contract awards" 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-151 entitled "By-law concerning contract management"

2023-01-015 Councillor Peggy Alexopoulos files Draft By-law BEAC-151 entitled "By-law concerning contract management" 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 720-121-2 entitled "By-law modifying Zoning by-law 720 in order to modify provisions regarding tree size" and submission of the draft by-law to a public consultation on February 20, 2023, at 7:30 p.m.

2023-01-016 WHEREAS the draft by-law is filed and a notice of motion is given by Councillor Martin St-Jean for Draft By-law 720-121-2 entitled "By-law modifying Zoning by-law 720 in order to modify provisions regarding tree size" in compliance with the *Cities and Towns Act*, *Act* and the *Act respecting land use planning and development*;

It is moved by Councillor Martin St-Jean, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to adopt, as submitted, the Draft By-law 720-121-2 entitled "By-law modifying Zoning by-law 720 in order to modify provisions regarding tree size" and to submit the Draft By-law to a public consultation on February 20, 2023, at 7:30 p.m., in compliance with the *Act respecting land use planning and development*.

40.4 Filing, notice of motion and adoption of Draft By-law 720-122-2 entitled "By-law modifying Zoning By-law 720 in order to modify the definition of a tree" and submission of the draft by-law to a public consultation on February 20, 2023, at 7:30 p.m.

2023-01-017 WHEREAS the draft by-law is filed and a notice of motion is given by Councillor Peggy Alexopoulos for Draft By-law 720-122-2 entitled "By-law modifying Zoning By-law 720 in order to modify the definition of a tree" in compliance with the *Cities and Towns Act*, *Act* and the *Act respecting land use planning and development*;

It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to adopt, as submitted, the Draft By-law 720-122-2 entitled "By-law modifying Zoning By-law 720 in order to modify the definition of a tree" and to submit the Draft By-law to a public consultation on February 20, 2023, at 7:30 p.m., in compliance with the *Act respecting land use planning and development*.



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- 40.5 Adoption of By-law BEAC-148 entitled "By-law authorizing a loan of \$3,200,972 for the structural rehabilitation work of sanitary sewer pipes for various streets, for the structural rehabilitation work of water mains for various streets and the connection of the water main on City Lane towards Celtic"
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- 2023-01-018 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 Councillor Martin St-Jean, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to adopt By-law BEAC-148 entitled "By-law authorizing a loan of \$3,200,972 for the structural rehabilitation work of sanitary sewer pipes for various streets, for the structural rehabilitation work of water mains for various streets and the connection of the water main on City Lane towards Celtic".

- 40.6 Adoption of By-law BEAC-149 entitled "By-law authorizing a loan of \$4,365,448 for the water meter replacement program"
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- 2023-01-019 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 Councillor Dominique Godin, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to adopt By-law BEAC-149 entitled "By-law authorizing a loan of \$4,365,448 for the water meter replacement program".

- 40.7 Adoption of By-law BEAC-150 entitled "By-law authorizing a loan of \$5,063,121 for the renovation and upgrading of the Recreation Centre - skating rink section, equipments and structure", and register to be held on February 1 and 2, 2023
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- 2023-01-020 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 Councillor Robert Mercuri, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to adopt By-law BEAC-150 entitled "By-law authorizing a loan of \$5,063,121 for the renovation and upgrading of the Recreation Centre - skating rink section, equipments and structure"; and

That a register be held for By-law BEAC-150 on February 1 and 2, 2023, from 9 a.m. to 7 p.m.

- 40.8 Adoption of By-law 720-121-1 entitled "By-law modifying Zoning By-law 720 in order to modify provisions regarding tree size, protective perimeter of trees and exceptional measures concerning ash trees"
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- 2023-01-021 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 Councillor Peggy Alexopoulos, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to ADOPT, with modification, By-law 720-121-1 entitled "By-law modifying Zoning By-law 720 in order to modify provisions regarding tree size, protective perimeter of trees and exceptional measures concerning ash trees".



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40.9 Adoption of By-law 720-122-1 entitled "By-law modifying Zoning By-law 720 in order to modify provisions regarding residual space of built landsite, to authorize ancillary uses and structures for the "commercial" group of uses and the limits of zones INST-325 and P-326"

2023-01-022 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 Councillor Martin St-Jean, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to ADOPT, with modification, By-law 720-122-1 entitled "By-law modifying Zoning By-law 720 in order to modify provisions regarding residual space of built landsite, to authorize ancillary uses and structures for the "commercial" group of uses and the limits of zones INST-325 and P-326".

40.10 Request for approval for a specific construction project, alteration or occupancy proposals for an immovable (SCAOPI) located at 275 Elm, Beaconsfield (projected lots 6 555 296 and 6 555 297 of the Cadastre of Québec) in zone C330 of Zoning By-law 720

2023-01-023 WHEREAS the City of Beaconsfield adopted By-law 728 on specific construction project, alteration or occupancy proposals for an immovable (SCAOPI);

WHEREAS in accordance with this by-law, a request was filed in order to allow:

For proposed lots 6 555 296 and 6 555 297:

- To authorize a floor area ratio of 50% in the C330 zone whereas the Zoning By-law 720 allows a floor area ratio of 40% in the C330 zone.
- To authorize a floor area ratio of 1.8 in the C330 zone whereas the Zoning By-law 720 allows a floor area ratio of 0.8 in the C330 zone.
- To authorize a 6-metre wide circulation aisle to access a 90-degree parking space, whereas Zoning By-law 720 prescribes a 6.5 metres width for a circulation aisle to access a 90-degree parking space.
- To authorize a maximum slope of 18% for an access ramp whereas Zoning By-law 720 prescribes a maximum slope of 8% for an access ramp.
- To allow aluminum or steel siding when Zoning By-law 720 does not allow aluminum or steel siding, except when done to imitate clapboard siding.

For the proposed lot 6 555 296:

- To authorize the H3 use (multi-family dwelling) in the C330 zone whereas Zoning By-law 720 allows the C1 (Retail and services businesses), C2 (Commercial recreation), C3 (Restaurant service) and C4 (Superstores and commercial centre) commercial uses.
- To authorize a maximum height of 10.5 metres for the 2-storey multi-family building in the C330 zone, whereas Zoning By-law 720 allows a maximum height of 10 metres in the C330 zone.
- To authorize the main building setbacks to be:
 - 3.5 metres for the front setback, whereas Zoning By-law 720 prescribes a front setback of 9 metres in the C330 zone
 - 3 metres for the side setbacks, whereas Zoning By-law



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- 720 prescribes side setbacks of 4.5 metres in the C330 zone
- 3 metres for the rear setback, whereas Zoning By-law 720 prescribes a rear setback of 12 metres in the C330 zone
- To authorize a clear distance of 4 metres between the side elevations of two 2-storey multi-family buildings, whereas Zoning By-law 720 prescribes a clear distance of 7 metres between main buildings.

For the proposed lot 6 555 297:

- To authorize H3 (Multi-family) and H5 (Mixed) uses in the C330 zone whereas Zoning By-law 720 allows C1 (Retail and services businesses), C2 (Commercial recreation), C3 (Restaurant service) and C4 (Superstores and commercial centre) commercial uses.
- To authorize a maximum of 4 storeys in the C330 zone whereas Zoning By-law 720 allows a maximum of 2 storeys.
- To authorize a maximum height of 16.5 metres for the 4-storey multi-family building whereas Zoning By-law 720 prescribes a maximum height of 10 metres in the C330 zone.
- To authorize that the setbacks for the main building be:
 - 14.7 metres for the front setback, whereas Zoning By-law 720 prescribes a front setback of 9 metres in the C330 zone
 - 3 metres for the front setback, whereas Zoning By-law 720 prescribes a 9-metre setback in the C330 zone
 - 4 metres for the side setback, whereas Zoning By-law 720 prescribes a side setback of 4.5 metres in the C330 zone
 - 7 metres for the rear setback, whereas Zoning By-law 720 prescribes a rear setback of 12 metres in the C330 zone.
- To authorize the dimension of the front wall of the 4-storey multi-family building to be 110 metres whereas Zoning By-law 720 prescribes that the length of the front wall cannot exceed 40 metres or 60 metres, if 30% of the total length of the front wall presents a setback of at least 1 metre for a minimum width of 3 metres with the remainder of the building's façade.

WHEREAS this request was submitted and considered by the Planning Advisory Committee on January 11, 2023, with regard to the applicable criteria of the SCAOPI;

WHEREAS Council has taken note of the following recommendation by the Planning Advisory Committee:

"It is resolved unanimously by the Planning Advisory Committee to recommend that Council **refuse** the specific construction, alteration or occupancy proposals for an immovable (SCAOPI) located at 275 Elm, Beaconsfield (projected lots 6 555 296 and 6 555 297 of the Cadastre of Québec) in zone C330 of Zoning By-Law 720 consisting in:

For proposed lots 6 555 296 and 6 555 297:

- To authorize a floor area ratio of 50% in the C330 zone whereas the Zoning By-law 720 allows a floor area ratio of 40% in the C330 zone.
- To authorize a floor area ratio of 1.8 in the C330 zone whereas the Zoning By-law 720 allows a floor area ratio of 0.8 in the C330 zone.
- To authorize a 6-metre wide circulation aisle to access a 90-degree parking space, whereas Zoning By-law 720 prescribes a 6.5 metres width for a circulation aisle to



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access a 90-degree parking space.

- To authorize a maximum slope of 18% for an access ramp whereas Zoning By-law 720 prescribes a maximum slope of 8% for an access ramp.
- To allow aluminum or steel siding when Zoning By-law 720 does not allow aluminum or steel siding, except when done to imitate clapboard siding.

For the proposed lot 6 555 296:

- To authorize the H3 use (multi-family dwelling) in the C330 zone whereas Zoning By-law 720 allows the C1 (Retail and services businesses), C2 (Commercial recreation), C3 (Restaurant service) and C4 (Superstores and commercial centre) commercial uses.
- To authorize a maximum height of 10.5 metres for the 2-storey multi-family building in the C330 zone, whereas Zoning By-law 720 allows a maximum height of 10 metres in the C330 zone.
- To authorize the main building setbacks to be:
 - 3.5 metres for the front setback, whereas Zoning By-law 720 prescribes a front setback of 9 metres in the C330 zone
 - 3 metres for the side setbacks, whereas Zoning By-law 720 prescribes side setbacks of 4.5 metres in the C330 zone
 - 3 metres for the rear setback, whereas Zoning By-law 720 prescribes a rear setback of 12 metres in the C330 zone
- To authorize a clear distance of 4 metres between the side elevations of two 2-storey multi-family buildings, whereas Zoning By-law 720 prescribes a clear distance of 7 metres between main buildings.

For the proposed lot 6 555 297:

- To authorize H3 (Multi-family) and H5 (Mixed) uses in the C330 zone whereas Zoning By-law 720 allows C1 (Retail and services businesses), C2 (Commercial recreation), C3 (Restaurant service) and C4 (Superstores and commercial centre) commercial uses.
- To authorize a maximum of 4 storeys in the C330 zone whereas Zoning By-law 720 allows a maximum of 2 storeys.
- To authorize a maximum height of 16.5 metres for the 4-storey multi-family building whereas Zoning By-law 720 prescribes a maximum height of 10 metres in the C330 zone
- To authorize that the setbacks for the main building be:
 - 14.7 metres for the front setback, whereas Zoning By-law 720 prescribes a front setback of 9 metres in the C330 zone
 - 3 metres for the front setback, whereas Zoning By-law 720 prescribes a 9-metre setback in the C330 zone
 - 4 metres for the side setback, whereas Zoning By-law 720 prescribes a side setback of 4.5 metres in the C330 zone
 - 7 metres for the rear setback, whereas Zoning By-law 720 prescribes a rear setback of 12 metres in the C330 zone.
- To authorize the dimension of the front wall of the 4-storey multi-family building to be 110 metres whereas Zoning By-law 720 prescribes that the length of the front wall cannot exceed 40 metres or 60 metres, if 30% of the total length of



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the front wall presents a setback of at least 1 metre for a minimum width of 3 metres with the remainder of the building's façade.

because the criteria aimed at (1) the compatibility of the uses provided in the proposal with the surrounding environment (2) the proposal's potential for enhancing outdoor spaces and planted areas (3) the proposal's environmental aspects, particularly in terms of sunlight, wind, noise, emissions and traffic, and (4) the quality of the project's functional organization, particularly in terms of parking, access and safety, are not fulfilled."

CONSIDERING that the preamble is an integral part of this resolution;

It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED that the City of Beaconsfield REFUSE, under By-law 728 on specific construction project, alteration or occupancy proposals for an immovable (SCAOPI), for the reasons listed above, the first draft resolution with regard to SCAOPI number PP-12, detailed above, located at 275 Elm, Beaconsfield (projected lots 6 555 296 and 6 555 297 of the Cadastre of Québec) in zone C330.

45. URBAN PLANNING

45.1 Request for a minor exemption for the property located at 1 Brais - fence/wall front yard

2023-01-024 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on January 11, 2023, for the property located at 1 Brais;

CONSIDERING THAT the request for minor exemption is: authorize the fence to be erected in the front yard and that the wall be at a height of 2.02 metres, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and does not permit walls to be at a height of more than 1.2 metres, representing a height difference of 0.82 metres with the current applicable by-law;

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

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 the fence to be erected in the front yard and that the wall be at a height of 2.02 metres, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and does not permit walls to be at a height of more than 1.2 metres, representing a height difference of 0.82 metres with the current applicable by-law for the property located at 1 Brais;

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 Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the request for minor exemption: authorize the fence to be erected in the front yard and that the wall be at a height of 2.02 metres, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and does not permit walls to be at a height of more than 1.2 metres, representing a height difference of 0.82 metres with the current applicable by-law and this for the property located at 1 Brais.



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45.2 Request for a minor exemption for the property located at 1 Harrow -
fence/wall front yard

2023-01-025 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on January 11, 2023, for the property located at 1 Harrow;

CONSIDERING THAT the request for a minor exemption is: to authorize the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard;

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: authorize the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard for the property located at 1 Harrow;

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 Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the request for a minor exemption: authorize the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and this for the property located at 1 Harrow.

45.3 Request for a minor exemption for the property located at 3 Brais -
fence/wall front yard

2023-01-026 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on January 11, 2023, for the property located at 3 Brais;

CONSIDERING THAT the request for minor exemption is: to authorize the fence to be erected in the front yard and that the wall be at a height of 2.02 metres, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and does not permit walls to be at a height of more than 1.2 metres, representing a height difference of 0.82 metres with the current applicable by-law;

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 the fence to be erected in the front yard and that the wall be at a height of 2.02 metres, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and does not permit walls to be at a height of more than 1.2 metres, representing a height difference of 0.82 metres with the current applicable by-law for the property located at 3 Brais;

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

WHEREAS the preamble is an integral part of this resolution;



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It is moved by Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the request for minor exemption: authorize the fence to be erected in the front yard and that the wall be at a height of 2.02 metres, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and does not permit walls to be at a height of more than 1.2 metres, representing a height difference of 0.82 metres with the current applicable by-law and this for the property located at 3 Brais.

45.4 Request for a minor exemption for the property located at 4 Woodland - fence/wall front yard

2023-01-027 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on January 11, 2023, for the property located at 4 Woodland;

CONSIDERING THAT the request for a minor exemption is: authorize the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard;

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 the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard for the property located at 4 Woodland;

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 Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the request for a minor exemption: authorize the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and this for the property located at 4 Woodland.

45.5 Request for a minor exemption for the property located at 5 Lakeshore - fence/wall front yard

2023-01-028 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on January 11, 2023, for the property located at 5 Lakeshore;

CONSIDERING THAT the request for a minor exemption is: to authorize the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard;

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: authorize the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard for the property located at 5 Lakeshore;

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



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WHEREAS the preamble is an integral part of this resolution;

It is moved by Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the request for a minor exemption: authorize the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and this for the property located at 5 Lakeshore.

45.6 Request for a minor exemption for the property located at 12 Harrow - fence/wall front yard

2023-01-029 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on January 11, 2023, for the property located at 12 Harrow;

CONSIDERING THAT the request for minor exemption is: authorize the fence to be erected in the front yard and that its height is of 2.2 metres and that the height of the wall is of 2.04 metres, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and does not permit walls to be at a height of more than 1.2 metres or fences at a height of more than 2 metres, representing a height difference of 0.84 metres for the wall and 0.2 metres for the fence with the current applicable by-law;

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 the fence to be erected in the front yard and that its height is of 2.2 metres and that the height of the wall is of 2.04 metres, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and does not permit walls to be at a height of more than 1.2 metres or fences at a height of more than 2 metres, representing a height difference of 0.84 metres for the wall and 0.2 metres for the fence with the current applicable by-law for the property located at 12 Harrow;

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 Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the request for minor exemption: to authorize the fence to be erected in the front yard and that its height is of 2.2 metres and that the height of the wall is of 2.04 metres, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and does not permit walls to be at a height of more than 1.2 metres or fences at a height of more than 2 metres, representing a height difference of 0.84 metres for the wall and 0.2 metres for the fence with the current applicable by-law and this for the property located at 12 Harrow.

45.7 Request for a minor exemption for the property located at 14 Lakeshore - fence/wall front yard

2023-01-030 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on January 11, 2023, for the property located at 14 Lakeshore;

CONSIDERING THAT the request for a minor exemption is: to authorize the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard;



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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 the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard for the property located at 14 Lakeshore;

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 Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the request for a minor exemption: to authorize the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and this for the property located at 14 Lakeshore.

45.8 Request for a minor exemption for the property located at 34 East Gables - fence/wall front yard

2023-01-031 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on January 11, 2023, for the property located at 34 East Gables;

CONSIDERING THAT the request for a minor exemption is: to authorize the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard;

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 the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard for the property located at 34 East Gables;

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 Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the request for a minor exemption: to authorize the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and this for the property located at 34 East Gables.

45.9 Request for a minor exemption for the property located at 40 Lakeshore - fence/wall front yard

2023-01-032 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on January 11, 2023, for the property located at 40 Lakeshore;



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CONSIDERING THAT the request for minor exemption is: to authorize the fence to be erected in the front yard and that the wall be at a height of 1.47 metres, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and permits walls to be at a maximum height of 1.2 metres, representing a height difference of 0.27 metres with the current applicable by-law;

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 the fence to be erected in the front yard and that the wall be at a height of 1.47 metres, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and permits walls to be at a maximum height of 1.2 metres, representing a height difference of 0.27 metres with the current applicable by-law for the property located at 40 Lakeshore;

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 Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the request for minor exemption: to authorize the fence to be erected in the front yard and that the wall be at a height of 1.47 metres, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and permits walls to be at a maximum height of 1.2 metres, representing a height difference of 0.27 metres with the current applicable by-law and this for the property located at 40 Lakeshore.

45.10 Request for a minor exemption for the property located at 42 Lakeshore - fence/wall front yard

2023-01-033 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on January 11, 2023, for the property located at 42 Lakeshore;

CONSIDERING THAT the request for minor exemption is: to authorize the fence to be erected in the front yard and that the wall be at a height of 1.47 metres, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and permits walls to be at a maximum height of 1.2 metres, representing a height difference of 0.27 metres with the current applicable by-law;

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 the fence to be erected in the front yard and that the wall be at a height of 1.47 metres, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and permits walls to be at a maximum height of 1.2 metres, representing a height difference of 0.27 metres with the current applicable by-law for the property located at 42 Lakeshore;

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

WHEREAS the preamble is an integral part of this resolution;



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It is moved by Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the request for minor exemption is: to authorize the fence to be erected in the front yard and that the wall be at a height of 1.47 metres, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and permits walls to be at a maximum height of 1.2 metres, representing a height difference of 0.27 metres with the current applicable by-law and this for the property located at 42 Lakeshore.

45.11 Request for a minor exemption for the property located at 54 Lakeshore - fence/wall front yard

2023-01-034 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on January 11, 2023, for the property located at 54 Lakeshore;

CONSIDERING THAT the request for a minor exemption is: to authorize the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard;

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 the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard for the property located at 54 Lakeshore;

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 Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the request for a minor exemption: to authorize the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and this for the property located at 54 Lakeshore.

45.12 Request for a minor exemption for the property located at 91 Woodland - fence/wall front yard

2023-01-035 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on January 11, 2023, for the property located at 91 Woodland;

CONSIDERING THAT the request for a minor exemption is: to authorize that the height of the wall to be at a height of 2.12 metres, while the Zoning by-law 720 does not permit walls to be at height of more than 1.2 metres, representing a height difference of 0.92 metres with the current applicable by-law;

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 the height of the wall to be at a height of 2.12 metres, while the Zoning by-law 720 does not permit walls to be at height of more than 1.2 metres, representing a height difference of 0.92 metres with the current



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applicable by-law for the property located at 91 Woodland;

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 Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the request for a minor exemption: to authorize that the height of the wall to be at a height of 2.12 metres, while the Zoning by-law 720 does not permit walls to be at height of more than 1.2 metres, representing a height difference of 0.92 metres with the current applicable by-law and this for the property located at 91 Woodland.

45.13 Request for a minor exemption for the property located at 164 Beaconsfield - fence/wall front yard

2023-01-036 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on January 11, 2023, for the property located at 164 Beaconsfield;

CONSIDERING THAT the request for minor exemption is: to authorize the fence to be erected in the front yard and that its height is of 2.3 metres, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard or fences to be at a height of more than 2 metres, representing a height difference of 0.3 metres for the fence with the current applicable by-law;

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 the fence to be erected in the front yard and that its height is of 2.3 metres, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard or fences to be at a height of more than 2 metres, representing a height difference of 0.3 metres for the fence with the current applicable by-law for the property located at 164 Beaconsfield;

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 Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the request for minor exemption: to authorize the fence to be erected in the front yard and that its height is of 2.3 metres, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard or fences to be at a height of more than 2 metres, representing a height difference of 0.3 metres for the fence with the current applicable by-law and this for the property located at 164 Beaconsfield.

45.14 Request for a minor exemption for the property located at 248 Beaconsfield - fence/wall front yard

2023-01-037 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on January 11, 2023, for the property located at 248 Beaconsfield;

CONSIDERING THAT the request for minor exemption is: to authorize the fence to be erected in the front yard and that the wall be at a height of 1.91 metres, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and does not permit walls to be at a height of more than 1.2 metres, representing a height difference of 0.71 metres



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with the current applicable by-law;

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 the fence to be erected in the front yard and that the wall be at a height of 1.91 metres, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and does not permit walls to be at a height of more than 1.2 metres, representing a height difference of 0.71 metres with the current applicable by-law for the property located at 248 Beaconsfield;

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 Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the request for minor exemption: to authorize the fence to be erected in the front yard and that the wall be at a height of 1.91 metres, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and does not permit walls to be at a height of more than 1.2 metres, representing a height difference of 0.71 metres with the current applicable by-law and this for the property located at 248 Beaconsfield.

45.15 Request for a minor exemption for the property located at 382 Lakeshore - fence/wall front yard

2023-01-038 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on January 11, 2023, for the property located at 382 Lakeshore;

CONSIDERING THAT the request for a minor exemption is: to authorize the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard;

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 fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the minor exemption request: to authorize the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard for the property located at 382 Lakeshore;

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 Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the request for a minor exemption: to authorize the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and this for the property located at 382 Lakeshore.

45.16 Request for a minor exemption for the property located at 384 Lakeshore - fence/wall front yard



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2023-01-039 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on January 11, 2023, for the property located at 384 Lakeshore;

CONSIDERING THAT the request for a minor exemption is: to authorize the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard;

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 the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard for the property located at 384 Lakeshore;

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 Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the request for a minor exemption: to authorize the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and this for the property located at 384 Lakeshore.

45.17 Request for a minor exemption for the property located at 386 Lakeshore - fence/wall front yard

2023-01-040 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on January 11, 2023, for the property located at 386 Lakeshore;

CONSIDERING THAT the request for a minor exemption is: authorize the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard;

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: authorize the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard for the property located at 386 Lakeshore;

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 Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the request for a minor exemption: authorize the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and this for the property located at 386 Lakeshore.



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45.18 Request for a minor exemption for the property located at 448 Lakeshore
- fence/wall front yard

2023-01-041 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on January 11, 2023, for the property located at 448 Lakeshore;

CONSIDERING THAT the request for a minor exemption is: to authorize the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard;

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 the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard for the property located at 448 Lakeshore;

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 Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the request for a minor exemption: to authorize the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and this for the property located at 448 Lakeshore.

45.19 Request for a minor exemption for the property located at 472 Lakeshore
- fence/wall front yard

2023-01-042 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on January 11, 2023, for the property located at 472 Lakeshore;

CONSIDERING THAT the request for a minor exemption is: to authorize the height of the wall to be at a height of 1.46 metres, while the Zoning by-law 720 does not permit walls to be at height of more than 1.2 metres, representing a height difference of 0.26 metres with the current applicable by-law;

CONSIDERING THAT a minor exemption to 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 the height of the wall to be at a height of 1.46 metres, while the Zoning by-law 720 does not permit walls to be at height of more than 1.2 metres, representing a height difference of 0.26 metres with the current applicable by-law for the property located at 472 Lakeshore;

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

WHEREAS the preamble is an integral part of this resolution;



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It is moved by Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the request for a minor exemption: to authorize the height of the wall to be at a height of 1.46 metres, while the Zoning by-law 720 does not permit walls to be at height of more than 1.2 metres, representing a height difference of 0.26 metres with the current applicable by-law and this for the property located at 472 Lakeshore.

45.20 Request for a minor exemption for the property located at 486 Lakeshore - fence/wall front yard

2023-01-043 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on January 11, 2023, for the property located at 486 Lakeshore;

CONSIDERING THAT the request for a minor exemption is: to authorize the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard;

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 the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard for the property located at 486 Lakeshore;

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 Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the request for a minor exemption: to authorize the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and this for the property located at 486 Lakeshore.

45.21 Request for a minor exemption for the property located at 500 Lakeshore - fence/wall front yard

2023-01-044 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on January 11, 2023, for the property located at 500 Lakeshore;

CONSIDERING THAT the request for a minor exemption is: to authorize the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard;

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 the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard for the property located at 500 Lakeshore;



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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 Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the request for a minor exemption: to authorize the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and this for the property located at 500 Lakeshore.

45.22 Request for a minor exemption for the property located at 502 Lakeshore - fence/wall front yard

2023-01-045 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on January 11, 2023, for the property located at 502 Lakeshore;

CONSIDERING THAT the request for minor exemption is: to authorize the fence to be erected in the front yard and that the wall be at a height of 1.6 metres, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and does not permit walls to be at a height of more than 1.2 metres, representing a height difference of 0.40 metres with the current applicable by-law;

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 the fence to be erected in the front yard and that the wall be at a height of 1.6 metres, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and does not permit walls to be at a height of more than 1.2 metres, representing a height difference of 0.40 metres with the current applicable by-law for the property located at 502 Lakeshore;

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 Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the request for minor exemption: to authorize the fence to be erected in the front yard and that the wall be at a height of 1.6 metres, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and does not permit walls to be at a height of more than 1.2 metres, representing a height difference of 0.40 metres with the current applicable by-law and this for the property located at 502 Lakeshore.

45.23 Request for a minor exemption for the property located at 528 Lakeshore - fence/wall front yard

2023-01-046 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on January 11, 2023, for the property located at 528 Lakeshore;

CONSIDERING THAT the request for a minor exemption is: to authorize the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard;

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



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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 the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard for the property located at 528 Lakeshore;

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 Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the request for a minor exemption: to authorize the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and this for the property located at 528 Lakeshore.

45.24 Request for a minor exemption for the property located at 534 Lakeshore - fence/wall front yard

2023-01-047 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on January 11, 2023, for the property located at 534 Lakeshore;

CONSIDERING THAT the request for a minor exemption is: to authorize the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard;

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 the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard for the property located at 534 Lakeshore;

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 Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the request for a minor exemption: to authorize the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and this for the property located at 534 Lakeshore.

45.25 Request for a minor exemption for the property located at 538 Lakeshore

2023-01-048 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on January 11, 2023, for the property located at 538 Lakeshore;

CONSIDERING THAT the request for minor exemption is: to authorize the fence to be erected in the front yard and that the wall be at a height of 1.63 metres, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and does not permit walls to be at a height of more than 1.2 metres, representing a height difference of 0.43 metres with the current applicable by-law;



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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 the fence to be erected in the front yard and that the wall be at a height of 1.63 metres, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and does not permit walls to be at a height of more than 1.2 metres, representing a height difference of 0.43 metres with the current applicable by-law for the property located at 538 Lakeshore;

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 Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the request for minor exemption: to authorize the fence to be erected in the front yard and that the wall be at a height of 1.63 metres, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and does not permit walls to be at a height of more than 1.2 metres, representing a height difference of 0.43 metres with the current applicable by-law and this for the property located at 538 Lakeshore.

45.26 Request for a minor exemption for the property located at 576 Lakeshore - fence/wall front yard

2023-01-049 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on January 11, 2023, for the property located at 576 Lakeshore;

CONSIDERING THAT the request for a minor exemption is: to authorize the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard;

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 the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard for the property located at 576 Lakeshore;

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 Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the request for a minor exemption: to authorize the fence to be erected in the front yard, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and this for the property located at 576 Lakeshore.

45.27 Request for a minor exemption for the property located at 580 Lakeshore - fence/wall front yard



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2023-01-050 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on January 11, 2023, for the property located at 580 Lakeshore;

CONSIDERING THAT the request for minor exemption is: to authorize the fence to be erected in the front yard and that the wall be at a height of 1,38 metres, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and does not permit walls to be at a height of more than 1.2 metres, representing a height difference of 0.18 metres with the current applicable by-law;

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 the fence to be erected in the front yard and that the wall be at a height of 1,38 metres, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and does not permit walls to be at a height of more than 1.2 metres, representing a height difference of 0.18 metres with the current applicable by-law for the property located at 580 Lakeshore;

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 Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the request for minor exemption: to authorize the fence to be erected in the front yard and that the wall be at a height of 1,38 metres, while the Zoning by-law 720 does not authorize a fence to be erected in the front yard and does not permit walls to be at a height of more than 1.2 metres, representing a height difference of 0.18 metres with the current applicable by-law and this for the property located at 580 Lakeshore.

45.28 Request for a minor exemption for the property located at 590 Lakeshore - fence/wall front yard

2023-01-051 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on January 11, 2023, for the property located at 590 Lakeshore;

CONSIDERING THAT the request for a minor exemption is: to authorize the height of the wall to be at a height of 1.66 metres, while the Zoning by-law 720 does not permit walls to be at height of more than 1.2 metres, representing a height difference;

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 the height of the wall to be at a height of 1.66 metres, while the Zoning by-law 720 does not permit walls to be at height of more than 1.2 metres, representing a height difference for the property located at 590 Lakeshore;

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

WHEREAS the preamble is an integral part of this resolution;



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It is moved by Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the request for a minor exemption: to authorize the height of the wall to be at a height of 1.66 metres, while the Zoning by-law 720 does not permit walls to be at height of more than 1.2 metres, representing a height difference and this for the property located at 590 Lakeshore.

45.29 Request for a minor exemption for the property located at 9 Madsen

2023-01-052 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on January 11, 2023, for the property located at 9 Madsen;

CONSIDERING THAT the request for minor exemption is to authorize that the projected main building area be of 300.06 square metres, while the zoning by-law requires that the maximum main building area be of 248.70 square metres for that property, resulting in an excess of 51.9 square metres in regard to the main building area allowed;

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 the projected main building area be of 300.06 square metres, while the zoning by-law requires that the maximum main building area be of 248.70 square metres for that property, resulting in an excess of 51.9 square metres in regard to the main building area allowed for the property located at 9 Madsen;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and RESOLVED to APPROVE the request for a minor exemption to authorize that the projected main building area be of 300.06 square metres, while the zoning by-law requires that the maximum main building area be of 248.70 square metres for that property, resulting in an excess of 51.9 square metres in regard to the main building area allowed for the property located at 9 Madsen, **conditionally that the building be maintained at 1 single story.**

VOTES IN FAVOUR:

Councillors Dominique Godin, Robert Mercuri, David Newell, Peggy Alexopoulos

VOTE OPPOSED:

Councillor Martin St-Jean

THE MOTION IS CARRIED.

45.30 Request for a minor exemption for the property located at 10 Woodridge

2023-01-053 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on November 29, 2022, for the property located at 10 Woodridge;

CONSIDERING THAT the request for minor exemption is to authorize the pergola to have an area of 17.1 square metres, while the Zoning By-law 720 authorizes a maximum area of 16 square metres;

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;



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CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the minor exemption request to authorize the pergola to have an area of 17.1 square metres, while the Zoning By-law 720 authorizes a maximum area of 16 square metres for the property located at 10 Woodridge;

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 Councillor David Newell, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to APPROVE the request for a minor exemption to authorize the pergola to have an area of 17.1 square metres, while the Zoning By-law 720 authorizes a maximum area of 16 square metres for the property located at 10 Woodridge.

45.31 Request for a minor exemption for the property located at 16 Glendale

2023-01-054 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on January 11, 2023, for the property located at 16 Glendale;

CONSIDERING THAT the request for minor exemption is to allow the front setback of the main building to be 5.49 metres, whereas the Zoning by-law 720 prescribes a minimum front setback of 6 metres representing an encroachment of 0.51 metres in the front 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 allow the front setback of the main building to be 5.49 metres, whereas the Zoning by-law 720 prescribes a minimum front setback of 6 metres representing an encroachment of 0.51 metres in the front setback for the property located at 16 Glendale;

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 Councillor David Newell, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to APPROVE the request for a minor exemption to allow the front setback of the main building to be 5.49 metres, whereas the Zoning by-law 720 prescribes a minimum front setback of 6 metres representing an encroachment of 0.51 metres in the front setback for the property located at 16 Glendale.

45.32 Request for a minor exemption for the property located at 20 Woodridge

2023-01-055 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on November 29, 2022, for the property located at 20 Woodridge;

CONSIDERING THAT the request for minor exemption is to authorize the shed to have a height of 3.25 metres, while the Zoning By-law 720 authorizes a maximum height of 3.2 metres;

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



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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 the shed to have a height of 3.25 metres, while the Zoning By-law 720 authorizes a maximum height of 3.2 metres for the property located at 20 Woodridge;

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 Councillor David Newell, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to APPROVE the request for a minor exemption to authorize the shed to have a height of 3.25 metres, while the Zoning By-law 720 authorizes a maximum height of 3.2 metres for the property located at 20 Woodridge.

45.33 Request for a minor exemption for the property located at 216 Evergreen

2023-01-056 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on November 29, 2022, for the property located at 216 Evergreen;

CONSIDERING THAT the request for minor exemption is to authorize the reconstruction of an attached garage to the main building at a lateral setback of 3.94 metres, whereas the Zoning By-law 720 prescribes a lateral setback of 4.5 metres;

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 fulfilled because the application of the provisions of the Zoning by-law 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 exemption request to authorize the reconstruction of an attached garage to the main building at a lateral setback of 3.94 metres, whereas the Zoning By-law 720 prescribes a lateral setback of 4.5 metres for the property located at 216 Evergreen;

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 Councillor David Newell, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to APPROVE the request for a minor exemption to authorize the reconstruction of an attached garage to the main building at a lateral setback of 3.94 metres, whereas the Zoning By-law 720 prescribes a lateral setback of 4.5 metres for the property located at 216 Evergreen.

45.34 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 190 Lakeview

2023-01-057 CONSIDERING THAT a building permit application was filed for a new main building located at 190 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;



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CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents submitted with the building permit application at the January 11, 2023, meeting and is of the opinion that the objective to propose a sustainable, quality architecture is not respected because the criteria on (1) the building is inspired by the dominant architectural styles on that stretch of street (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 the building permit application for a new main building located at 190 Lakeview;

It is moved by Councillor David Newell, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to the building permit application for a new main building located at 190 Lakeview.

- 45.35 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 301 London
-

- 2023-01-058 CONSIDERING THAT a building permit application was filed for a new main building located at 301 London;

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 January 11, 2023, 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 301 London;

It is moved by Councillor David Newell, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to a building permit application for a new main building located at 301 London.

- 45.36 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 9 Madsen
-

- 2023-01-059 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 9 Madsen;

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 January 11, 2023, meeting and is of the opinion that the objective to propose a 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 (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 9 Madsen;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to REFUSE the



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SPAIP relating to a building permit application for the extension of the main building located at 9 Madsen.

- 45.37 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 480 Bearepaire
-

- 2023-01-060 CONSIDERING THAT a building permit application was filed for the modification of the facade of the main building located at 480 Bearepaire;

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 January 11, 2023, meeting and is of the opinion that the objective to propose a sustainable, quality architecture is not respected because the criteria on (1) the building is inspired by the dominant architectural styles on that stretch of street, (2) the exterior cladding materials are durable, with sober colours and compatible with the surrounding buildings (3) 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 the building permit application for the modification of the facade of the main building located at 480 Bearepaire;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin 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 480 Bearepaire.

- 45.38 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 538 Rockhill
-

- 2023-01-061 CONSIDERING THAT on June 20, 2022, Council adopted resolution 2022-08-253 approving the site planning and architectural integration programme for a building permit application at 538 Rockhill;

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 January 11, 2023, meeting and is of the opinion that the objective to propose a 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 (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 to modify the already approved plan at 538 Rockhill;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to a building permit application to modify the already approved plan located plans at 538 Rockhill.



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45.39 Request the approval of the Site Planning and Architectural Integration Programme (SPAIP) to carry out backfilling work on the property located at 61 Devon

2023-01-062 CONSIDERING THAT a request was filed to carry out backfilling work for the property located at 61 Devon;

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 January 11, 2023, meeting and is of the opinion that the objective to minimize excavation and backfilling works is not respected because the criteria providing (1) to conserve, as much as possible, the natural grade and to enhance the natural elements, (2) the natural flow of rainwater and (3) around the trees, excavation is limited and the natural grade is maintained 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 61 Devon;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to the permit application to carry out backfilling work on the property located at 61 Devon.

45.40 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) for the subdivision of the property located at 275 Elm

2023-01-063 CONSIDERING THAT a subdivision permit application was filed for the property located at 275 Elm;

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 permit application at the January 11, 2023, meeting and is of the opinion that the objective to produce a subdivision project adapted to the context and enhancing the site and the street is not respected because the criteria on (1) the size and shape of lot are based on existing lots in the area and (2) the frontage of the lot shall promote the establishment of a building whose main façade frames and enhances the street are not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to the permit application for the subdivision of the property located at 275 Elm;

It is moved by Councillor David Newell, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to the permit application for the subdivision of the property located at 275 Elm.

50. HUMAN RESOURCES

50.1 Signature of letter of agreement 2023-01 between the City of Beaconsfield and the Syndicat des cols blancs de Beaconsfield

2023-01-064 It is moved by Councillor Robert Mercuri, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to approve the signature of a letter of agreement 2023-001 between the City of Beaconsfield and the Syndicat des cols blancs de Beaconsfield.



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50.2 Modification to the conditions of employment of managers

2023-01-065 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to approve the payment of a lump-sum to the managers, according to the conditions provided in the letter of agreement 2023-01 between the City of Beaconsfield and the Syndicat des cols blancs de Beaconsfield.

53. COMMITTEES

53.1 Renewal of the mandate of members of the Culture and Leisure Advisory Committee

2023-01-066 It is moved by Councillor Dominique Godin, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to approve the renewal of Claude Gagné, Judy Kelley and Matthew Steven as members of the Culture and Leisure Advisory Committee, effective as of January 25, 2023, for a one (1) year period.

53.2 Minutes of the Culture and Leisure Advisory Committee meeting of December 13, 2022

2023-01-067 It is moved by Councillor Dominique Godin, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to approve the minutes of the Culture and Leisure Advisory Committee meeting of December 13, 2022.

53.3 Minutes of the Planning Advisory Committee meeting of January 11, 2023

2023-01-068 It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED that Council take act of the minutes of the Planning Advisory Committee meeting of January 11, 2023.

60. GENERAL

60.1 Modification to the Policy CL-08 on the Canadian Championship Support

2023-01-069 WHEREAS the Policy CL-08 on the Canadian Championship Support was adopted at the January 15, 2009, Council meeting by resolution 2009-01-021 and modified at the February 18, 2019, Council meeting by resolution 2019-02-060;

WHEREAS the Policy does not include financial support to athletes participating at international level championships;

WHEREAS the financial support amount should take into consideration the athlete travel expenses and distance,

It is moved by Councillor Dominique Godin, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to adopt the modifications to the Policy CL-08 on the National or international Championship Support for young athletes.

60.2 Modification to the Policy CL-48 on the Cultural grants for youth

2023-01-070 WHEREAS the Policy CL-08 on the Cultural grants for youth was adopted at the June 1, 2010, Council meeting by resolution 2010-06-258;

WHEREAS it is appropriate to revise the Policy to improve the selection criteria, it's application and the amount given;

It is moved by Councillor Martin St-Jean, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to modify to the Policy CL-48 on the Cultural grants for youth.



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- 60.3 Authorization to sign the Protocol Agreement between the Minister of Municipal Affairs and the City of Beaconsfield regarding a financial support as part of the PRIMADA for the Annex Herb Linder accessibility improvement project
-

- 2023-01-071 CONSIDERING THAT Council authorize Mayor Georges Bourelle to sign the Protocol Agreement between the Minister of Municipal Affairs and the City of Beaconsfield;

It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED that Mayor Georges Bourelle be authorized to sign the Protocol Agreement for the City to be granted, by the Minister of Municipal Affairs, of a financial support as part of the PRIMADA for the Annex Herb Linder accessibility improvement project.

- 60.4 Resolution in support of Hooked on School Days 2023
-

- 2023-01-072 WHEREAS the Hooked on School Days (HSD) campaign, gathering several partners, will be held from February 13 to 17, 2023, on the theme "The importance of the entourage - Our gestures a + for their success!" and that these days are intended to be a high point in the year, reflecting the collective mobilization around perseverance and academic success;

WHEREAS the support and benevolent presence of all adults are essential to academic success;

WHEREAS elected municipal officials want to show their solidarity and support for young people and all stakeholders in the education network;

WHEREAS that elected municipal officials collaborate in the efforts of the Montreal community in terms of school perseverance and educational success, among other things through the Mouvement Réussite éducative : les élus s'engagent! de Concertation Montréal;

It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED that the City of Beaconsfield proclaims the week of February 13 to 17, 2023, as "Hooked on School Days"

THAT the City unanimously and publicly express solidarity and support for young people and all stakeholders in the education network;

THAT the City support the Hooked on School Days (HSD) 2023 campaign on the theme "The importance of the entourage – Our actions a + for their success!" and invite elected officials to participate.

THAT a copy of the present resolution shall be transmitted to the Comité Réussite éducative: les élus s'engagent! de Concertation Montréal.

70. AGGLOMERATION COUNCIL

- 70.1 Mayor's report on the decisions made by the Agglomeration Council at its meeting of December 22, 2022
-

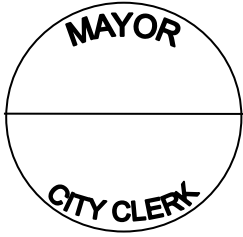
- 2023-01-073 His Honour the Mayor indicates that there is nothing to report.

80. DIRECTORS REPORTS

- 80.1 Deposit of the Directors reports
-

- 2023-01-074 Are received and accepted for information purposes:

Urban Planning Department's building report for December 2022;
DDO dispatch centre's report for November 2022;
Beaconsfield's GRAME Greening report 2022;
Report on live and deferred viewing of Council meetings via webcast.



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90. NEW BUSINESS

Nil

95. CLOSING OF MEETING

It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to close the regular meeting at 9:14 p.m.

MAYOR

CITY CLERK