



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, February 24, 2025, at 8:00 p.m.

WERE PRESENT:

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

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 February 24, 2025

2025-02-043 It is moved by Councillor Roger Moss, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to adopt the agenda of the City of Beaconsfield's regular Council meeting of February 24, 2025, as presented.

5. PUBLIC QUESTION PERIOD

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

A resident asks about the City's responsibilities regarding the construction of a harbour master's office at the Lord Reading Yacht Club on the Centennial Marina property. He then asks why Beaconsfield Administrations and Councils have failed for years to resolve the Highway 20 environmental issues affecting many citizens.

His Honour the Mayor indicates that the management agreement between the City and the LRYC, indicates that the City will fund the construction of a harbour's master office to support activities appropriate for its size since the existing Club building will be demolished. Additionally, a small storage facility will be provided for equipment and winter storage. The plan includes a public restroom accessible to all citizens. As for the question regarding Highway 20, his Honour the Mayor indicates that these questions and topics were answered numerous times already. He explains that Beaconsfield administrations and Councils have made various efforts to address the Highway 20 environmental issues and speeding on Highway 20 that affect residents. The City of Beaconsfield is of the opinion that if the noise and air pollution from Highway 20 pose a significant health risk to residents, it is the Government's responsibility to take appropriate action, whether through speed reductions, noise barriers, or alternative solutions that effectively address residents' concerns.

A resident would like to know which roads will be undertaken in the capital expenditures improvements. She is disappointed that she did not see Grosvenor on the list and thought the City would be tackling some of the worst flooded areas in Beaconsfield. She refers to Loan By-law BEAC-163 for the structural rehabilitation work of water mains and for the structural rehabilitation of sanitary sewer pipes.

His Honour the Mayor indicates that Loan By-law BEAC-163 pertains to the aqueduct network rehabilitation work, as well as the sanitary wastewater network rehabilitation. As of today, there are no interventions planned on the aqueduct or sanitary networks on Grosvenor. However, under Loan By-law BEAC-164 which concerns the improvement of storm sewer networks, including an extension on Westcroft, scheduled for completion in 2025. This intervention will relieve the drainage network in the surrounding sector by increasing the drainage capacity and



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encouraging surface runoff water to infiltrate the network and flow toward the Lac Saint-Louis. There are more interventions planned across the City to relieve the network. Residents can consult the City's Preliminary Action Plan on the Beaconsfield website, which addresses the City's approach to finding and implementing innovative and reliable solutions to strengthen the resilience of the drainage network.

A resident makes comments on items on the agenda:

- creating a preservation committee for historic buildings
- getting feedback from an autistic person on the disability emergency plan
- renaming Mental Health Day to Neuroaffirming Day
- opposing to the rental of the Christmas Park parking lot to Ferme Rêveuse as they sell meat.

His Honour the Mayor indicates that her comments are noted.

A resident asks if there have been any modifications done to the Urban Plan concordance by-laws to be adopted tonight since the public consultation. She also asks to describe the work that will be done at the Woodland-Beaurepaire-Elm intersection

His Honour the Mayor asks Director general, Patrice Boileau to answer. Mr. Boileau explains that the study that is being done by a consultant is to improve the safety and mobility of traffic at the overpass and railroad crossing. He adds that there is even the possibility of adding a sidewalk on the east side, between the tracks. He mentions that there are several safety regulations that CN and CP must consider and that we are working together to find solutions to improve this intersection.

A resident asks what will be the role of the City of Beaconsfield and APAW (Association for the Protection of Angell Woods) in the stewardship and organization of the park going forward. She asks how much impact the resident will have on the plans of Angell Woods. She would like to see the City of Beaconsfield taking a leadership role, possibly with involving APAW members.

His Honour the Mayor indicates that Angell Woods is under the administration of the City of Montreal. Montréal's plan is to make a Grand parc de l'Ouest and they will determine the mission and the activities to be found in the park.

A resident suggests that Angell Woods needs to be considered as being part of the agglomeration of Montreal and thanks the City for saving it. She asks if there could be an overpass or underpass for animals.

His Honour the Mayor indicates that she is right and confirms that there will be no underpass or overpass at Woodland.

A resident asks what are the City's interests regarding the property situated at 254 Westcroft. She then asks to explain the Policy on the establishment of immovable subcategories and division of the City's territory into sectors. Finally, she asks does the snow melted by the snow melter ends up in Lac Saint -Louis.

His Honour the Mayor indicates that there is a problem with backfill work carried on the property. His Honour asks the Director general to answer with regards to the Policy. Patrice Boileau explains that provincial Bill 39 allows municipalities to implement a separate taxation by introducing new sectors and new subcategories of immovables when a new property assessment roll comes into effect. He adds that to ensure a coherent process, without delays and in order to ensure coordination between the City of Beaconsfield and the Montreal evaluator a policy must be adopted. He confirms that it is not a territory division but a taxation division. Mr. Boileau explains that the melted snow goes to the water purification plant in Rivière-des-Prairies, there is a switch head in Beaconsfield that allows the water to get to the plant.

The question period ends at 8:21 p.m.



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- 10.1 Approval of the minutes of the City of Beaconsfield's Public Consultation of January 20, 2025, at 6:30 p.m.
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- 2025-02-044 It is moved by Councillor Martin St-Jean, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to approve the minutes of the City of Beaconsfield's Public Consultation of January 20, 2025, at 6:30 p.m.

- 10.2 Adoption of the minutes of the City of Beaconsfield's regular Council meeting of January 20, 2025
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- 2025-02-045 It is moved by Councillor Dominique Godin, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED to approve the minutes of the City of Beaconsfield's regular Council meeting of January 20, 2025, at 8:00 p.m.

20. CONTRACTS

- 20.1 Awarding of contract 666-25-GC for street line and sign-painting work to the lowest conforming bidder, Lignes-fit Inc., in the amount of \$149,271.24, all taxes included
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- 2025-02-046 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to award contract 666-25-GC for street line and sign-painting work to the lowest conforming bidder, Lignes-fit Inc., in the amount of \$149,271.24, all taxes included; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-351-00-536.

- 20.2 Awarding of mandate 25-SP-213 for professional services for the reconfiguration and securing of the Woodland-Beaurepaire-Elm intersection in Beaconsfield to the tender having obtained the best final score, Shellex Groupe Conseil Inc., in the amount of \$287,437.50, all taxes included
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- 2025-02-047 It is moved by Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to award mandate 25-SP-213 for professional services for the reconfiguration and securing of the Woodland-Beaurepaire-Elm intersection in Beaconsfield to the tender having obtained the best final score, Shellex Groupe Conseil Inc., in the amount of \$287,437.50, 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.

- 20.3 Awarding of mandate 25-SP-214 for the professional services for the preparation of plans and specifications to replace the mechanical units and the building control system of the Public Works' building - City of Beaconsfield to the tender having obtained the best final score, Les Services EXP Inc., in the amount of \$219,889.69, all taxes included
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- 2025-02-048 It is moved by Councillor David Newell, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to award mandate 25-SP-214 for the professional services for the preparation of plans and specifications to replace the mechanical units and the building control system of the Public Works' building - City of Beaconsfield to the tender having obtained the best final score, Les Services EXP Inc., in the amount of \$219,889.69, all taxes included; and

To authorize the Finance and Treasury Department to charge the expense to budget code 22-198-00-711. This expense is financed by the Working Fund and will be reimbursed in ten (10) yearly instalments starting the year following the disbursement.



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- 20.4 Awarding of contract TP 2025-01 for landscaping maintenance for the Beaurepaire Village for the year 2025 with four (4) renewal options to the lowest conforming bidder, 7574479 Canada Inc. (DLC), in the amount of \$34 686,54, all taxes included
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- 2025-02-049 It is moved by Councillor Dominique Godin, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to award contract TP 2025-01 for landscaping maintenance for the Beaurepaire Village for the year 2025 with four (4) renewal options to the lowest conforming bidder, 7574479 Canada Inc. (DLC), in the amount of \$34,686.54, all taxes included; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-725-50-572.

- 20.5 Renewal of contract TP 2023-07 for bulk leaf pick up for the year 2025 with GFL Environmental Inc., at an approximate cost of \$57,000, all taxes included
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- 2025-02-050 It is moved by Councillor Martin St-Jean, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to approve the renewal of contract TP 2023-07 for bulk leaf pick up for the year 2025 with GFL Environmental Inc., at an approximate cost of \$57,000, all taxes included;

To allot an adjustment according to the 2025 Consumer Price Index for the Montreal region, plus taxes, as per tender TP 2023-07; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-452-30-436.

- 20.6 Renewal of contract FT 2021-01 for professional services for the value-for-money audit of the City of Beaconsfield for the year 2025 with Raymond Chabot Grant Thornton, in the amount of \$29,847.51, all taxes included
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- 2025-02-051 It is moved by Councillor Robert Mercuri, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to approve the renewal of contract FT 2021-01 for professional services for the value-for-money audit of the City of Beaconsfield for the year 2025 with Raymond Chabot Grant Thornton, in the amount of \$29,847.51, all taxes included; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-132-10-413.

- 20.7 Awarding of a contract by mutual agreement (RGC 2025-05) for professional architecture services with Lemay CO. for the preparation of detailed plans and specifications and the supervision during construction of a harbour master's office on the Centennial Marina property, for the amount of \$87, 381.00, all taxes included
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- 2025-02-052 WHEREAS during the meeting of October 21, 2024, Council awarded a contract for professional services to Lemay CO., member of the winning team of the multidisciplinary architectural competition for the construction of a Multipurpose Cultural Centre, for the disciplines of architecture and landscape architecture;

WHEREAS as part of the Imagine Centennial project to revitalize Centennial Park, its Cultural Centre and the adjacent Centennial Marina property, the clubhouse serving the operations of the marina must be demolished;

WHEREAS the agreement for the management of the Centennial Marina signed in November 2019 between the City of Beaconsfield and the Lord Reading Yacht Club stipulates that a new harbour master's office be constructed at the City's expense before the demolition of the clubhouse.

It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to authorize the contract



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by mutual agreement (RGC 2025-05) for professional architecture services with Lemay CO. for the preparation of detailed plans and specifications and the supervision during construction of a harbour master's office on the Centennial Marina property, for the amount of \$87,381.00, all taxes included

To authorize the City Clerk and the Director of Sustainable Development, or in his place the Director General, to sign the contract for professional services;

To authorize the Finance and Treasury Department to charge the expense to budget code 22-739-00-411. To provide for the payment of this expenditure, Council appropriates the necessary funds from its reserved surplus for professional services.

30. FINANCE AND TREASURY

- 30.1 Approval of the list of accounts payable as of February 24, 2025, and of the list of pre-authorized payments for the period of January 9, 2025, to January 19, 2025, and for the period of January 21, 2025, to February 12, 2025, for a total disbursement of \$4,931,311.91

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- 2025-02-053 **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 Roger Moss and **UNANIMOUSLY RESOLVED**:

To approve the list of accounts payable as of February 24, 2025, regarding expenses for financial and investment activities totalling \$566,957.89; and

To approve the list of pre-authorized payments from January 9, 2025, to January 19, 2025, and for the period of January 21, 2025, to February 12, 2025, totalling \$3,413,147.74 and electronic payments, for the same period, of salaries paid to municipal employees, bank fees and the debt service, totalling \$951,206.28; and

That all these disbursements totalling \$4,931,311.91 be drawn from the City's bank account at Royal Bank of Canada, Beaconsfield branch.

- 30.2 Approval of a \$2,000 contribution to the Toope Memorial Scholarship for the year 2025

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- 2025-02-054 **CONSIDERING** that the Toope Memorial Scholarship was established in 1996 in memory of Reverend Frank Toope and his spouse Jocelyn Toope. The scholarship is intended to highlight the positive role young people play in our community;

CONSIDERING that the Toope Scholarships have been greatly appreciated by the schools, the young people who receive them and their families. They are a significant part of the support services we offer our youth;

It is moved by Councillor Dominique Godin, seconded by Councillor Peggy Alexopoulos and **UNANIMOUSLY RESOLVED** to approve a \$2,000 contribution to the Toope Memorial Scholarship for the year 2024; and

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

- 30.3 Participation of the Mayor at the annual conference of the Union des municipalités du Québec (UMQ) from May 14 to 16, 2025, in Québec City, at an approximate cost of \$845, plus reimbursement of travelling and lodging expenses and other related costs
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- 2025-02-055 It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED that the Mayor be authorized to participate at the annual conference of the Union des municipalités du Québec (UMQ) from May 14 to 16, 2025, in Québec City, at an approximate cost of \$845, 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 02-111-10-311.

- 30.4 Participation of the Mayor at the annual conference of the Federation of Canadian municipalities (FCM) from May 29 to June 1, 2025, in Ottawa (Ontario), at an approximate cost of \$1,195, plus reimbursement of travelling and lodging expenses and other related costs
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- 2025-02-056 It is moved by Councillor Robert Mercuri, 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 29 to June 1, 2025, in Ottawa (Ontario), at an approximate cost of \$1,195, 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 02-111-10-311.

- 30.5 Participation of the Director General at the annual conference of the Union des municipalités du Québec (UMQ) from May 14 to 16, 2025, in Québec City, at an approximate cost of \$845, plus reimbursement of travelling and lodging expenses and other related costs
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- 2025-02-057 It is moved by Councillor Roger Moss, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED that the Director General be authorized to participate at the annual conference of the Union des municipalités du Québec (UMQ) from May 14 to 16, 2025, in Québec City, at an approximate cost of \$845, 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 02-131-10-311.

- 30.6 Participation of the Director Genreal at the annual conference of the Canadian Association of Municipal Administrators from May 26 to 28, 2025, in Mont Tremblant (Québec), at an approximate cost of \$895, plus reimbursement of travelling and lodging expenses and other related costs
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- 2025-02-058 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED that the Director General be authorized to participate at the annual conference of the Canadian Association of Municipal Administrators from May 26 to 28, 2025, in Mont-Tremblant (Québec), at an approximate cost of \$895, 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 02-131-10-311.

- 30.7 Participation of the Director Genreal at the annual conference of the Association des directeurs généraux des municipalités du Québec (ADGMQ) from June 4 to 6, 2025, in La Malbaie (Québec), at an approximate cost of \$880, plus reimbursement of travelling and lodging expenses and other related costs
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- 2025-02-059 It is moved by Councillor David Newell, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED that the Director General be authorized to participate at the annual conference of the Association des directeurs généraux des municipalités du Québec (ADGMQ) from June 4 to 6, 2025, in La Malbaie (Québec), at an approximate cost of \$880, 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 02-131-10-311.

40. BY-LAWS

- 40.1 Filing and notice of motion of Draft By-law BEAC-161-1 entitled "By-law modifying By-law BEAC-161 on tariffs"
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- 2025-02-060 Councillor Martin St-Jean files Draft By-law BEAC-161-1 entitled "By-law modifying By-law BEAC-161 on tariffs" 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 Adoption of By-law BEAC-043-01 entitled "By-law amending Subdivision By-law BEAC-043 in order to render it compliant with the Land-Use Planning and Development Plan for the Agglomeration of Montreal (RCG 14-029) and the Planning Program of the City of Beaconsfield"
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- 2025-02-061 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 Roger Moss and UNANIMOUSLY RESOLVED to adopt, with modifications, By-law BEAC-043-01 entitled "By-law amending Subdivision By-law BEAC-043 in order to render it compliant with the Land-Use Planning and Development Plan for the Agglomeration of Montreal (RCG 14-029) and the Planning Program of the City of Beaconsfield".

- 40.3 Adoption of By-law BEAC-045-19 entitled "By-law amending By-law BEAC-045 on permits and certificates in order to render it compliant with the Land-Use Planning and Development Plan for the Agglomeration of Montreal (RCG 14-029) and the Planning Program of the City of Beaconsfield"
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- 2025-02-062 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 David Newell and UNANIMOUSLY RESOLVED to adopt, with modifications, By-law BEAC-045-19 entitled "By-law amending By-law BEAC-045 on permits and certificates in order to render it compliant with the Land-Use Planning and Development Plan for the Agglomeration of Montreal (RCG 14-029) and the Planning Program of the City of Beaconsfield".

- 40.4 Adoption of By-law BEAC-098-04 entitled "By-law amending By-law BEAC 098 on Site planning and architectural integration programmes in order to render it compliant with the Land-Use Planning and Development Plan for the Agglomeration of Montreal (RCG 14-029) and the Planning Program of the City of Beaconsfield"
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- 2025-02-063 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;



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It is moved by Councillor Roger Moss, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to adopt, with modifications, By-law BEAC-098-04 entitled "By-law amending By-law BEAC 098 on Site planning and architectural integration programmes in order to render it compliant with the Land-Use Planning and Development Plan for the Agglomeration of Montreal (RCG 14-029) and the Planning Program of the City of Beaconsfield".

- 40.5 Adoption of By-law BEAC-165 entitled "By-law regarding the Planning program"
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- 2025-02-064 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 Dominique Godin and UNANIMOUSLY RESOLVED to adopt, with modifications, By-law BEAC-165 entitled "By-law regarding the Planning program".

- 40.6 Adoption of By-law 728-01 entitled "By-law amending the By-law respecting specific construction, alteration or occupancy proposals for an immovable (SCAOPI) in order to bring it compliant with the Land-Use Planning and Development Plan for the Agglomeration of Montreal (RCG 14-029) and the Planning Program of the City of Beaconsfield"
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- 2025-02-065 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 David Newell, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to adopt, with modifications, By-law 728-01 entitled "By-law amending the By-law respecting specific construction, alteration or occupancy proposals for an immovable (SCAOPI) in order to bring it compliant with the Land-Use Planning and Development Plan for the Agglomeration of Montreal (RCG 14-029) and the Urban Plan of the City of Beaconsfield".

- 40.7 Adoption of By-law 720-129 entitled "By-law amending Zoning By-law 720 in order to render it compliant with the Land-Use Planning and Development Plan for the Agglomeration of Montreal (RCG 14-029) and the Planning Program of the City of Beaconsfield"
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- 2025-02-066 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 Robert Mercuri and UNANIMOUSLY RESOLVED to adopt, with modifications, By-law 720-129 entitled "By-law amending Zoning By-law 720 in order to render it compliant with the Land-Use Planning and Development Plan for the Agglomeration of Montreal (RCG 14-029) and the Planning Program of the City of Beaconsfield".

- 40.8 Resolution pursuant to section 59.1 of the Act respecting land use planning and development concerning by-laws that need not be amended as part of the concordance process
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- 2025-02-067 CONSIDERING that, pursuant to section 59 of the *Act respecting land use planning and development* (LAU), any municipality whose territory is included in that of the regional county municipality must within two years after the coming into force of the revised plan, adopt concordance by-laws;

CONSIDERING that the City is in the process of adopting the following concordance by-laws to the Schéma d'aménagement et de



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développement of the Agglomération de Montréal: Urban Plan, Zoning By-law, Subdivision By-law, Site Planning and Architectural Integration Programme By-law, Permits and Certificates By-law, By-law governing specific construction, alteration or occupancy projects.

CONSIDERING THAT section 59.1 of the LAU provides that the council of any municipality whose territory is included in that of the regional county municipality (agglomeration) may indicate that its comprehensive plan or any of its planning by-laws need not be amended to take into account the revision of the RCM plan;

It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED that Council indicate that the following by-laws do not need to be amended to take into account the revision of the Schéma; Building By-law (BEAC-046) and By-law to subordinate the issue of a subdivision or building permit to the making of an agreement pertaining to the realization of work for the construction of municipal infrastructures or equipment concerning the carrying out of work related (By-law 729); and

THAT this resolution be sent to the Agglomération of Montréal for approval for compliance with the schéma and that public notice be given, in accordance with the law.

45. URBAN PLANNING

45.1 Request for minor exemptions for the property located at 133 Chartwell

2025-02-068 CONSIDERING THAT a request for minor exemptions was presented to the Planning Advisory Committee meeting held on February 5, 2025, for the property located at 133 Chartwell;

CONSIDERING THAT the request for minor exemptions is:

- To authorize that the main building be located at 2.84 metres from the left lateral landsite line, while the zoning by-law requires a lateral setback of a minimum of 3 metres, resulting in an encroachment of 0.16 metres in the left lateral setback.

- To authorize the inground pool to be located at 1.76 metres away from the rear property line, whereas the zoning by-law prescribes a minimum distance of 2 metres away from the rear property line, resulting in a difference of 0.24 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;

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

- To authorize that the main building be located at 2.84 metres from the left lateral landsite line, while the zoning by-law requires a lateral setback of a minimum of 3 metres, resulting in an encroachment of 0.16 metres in the left lateral setback.

- To authorize the inground pool to be located at 1.76 metres away from the rear property line, whereas the zoning by-law prescribes a minimum distance of 2 metres away from the rear property line, resulting in a difference of 0.24 metres for the property located at 133 Chartwell;

It is moved by Councillor David Newell, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to APPROVE the request for minor exemptions:

- To authorize that the main building be located at 2.84 metres from the left lateral landsite line, while the zoning by-law requires a lateral setback of a



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minimum of 3 metres, resulting in an encroachment of 0.16 metres in the left lateral setback.

- To authorize the inground pool to be located at 1.76 metres away from the rear property line, whereas the zoning by-law prescribes a minimum distance of 2 metres away from the rear property line, resulting in a difference of 0.24 metres for the property located at 133 Chartwell.

- 45.2 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 7 Kirkwood
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- 2025-02-069 CONSIDERING THAT a building permit application was filed for a new main building located at 7 Kirkwood;

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 February 5, 2025, meeting and is of the opinion that:

- the objective to propose a building with harmonious shapes and volumes is not respected, because the criterion on the architectural treatment of a new building or extension allows a harmonious relationship mitigating a difference in height, volume and number of stories in relationship with the neighbouring buildings or buildings adjacent to another municipality is not fulfilled;

- the objective on the construction, extension or modification project respects the character of the place and its dominant characteristics is not respected, because the criteria to (1) ensure protection and enhancement of large picturesque properties according to the characteristics specific to each, (2) the construction or expansion project incorporates the dominant volumetric elements in the sector, (3) the construction or expansion or modification project uses the dominant covering materials in the sector. The use of materials of natural origin and unprocessed is favoured, (4) the construction, expansion or modification project is inspired by the treatment of the facades of buildings in the sector. A proportionate assembly of several materials is favoured and (5) the ornamental elements must be sober and respect the architectural characteristics of the sector 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 7 Kirkwood;

It is moved by Councillor David Newell, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to the building permit application for a new main building located at 7 Kirkwood.

- 45.3 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 72 St-Louis
-

- 2025-02-070 CONSIDERING THAT a building permit application was filed for a new main building located at 72 St-Louis;

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 February 5, 2025, meeting and is of the opinion that:

- the objective to propose a building with harmonious shapes and volumes is not respected, because the criterion on the architectural treatment of a



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new building or extension allows a harmonious relationship mitigating a difference in height, volume and number of stories in relationship with the neighbouring buildings or buildings adjacent to another municipality is not fulfilled;

- the objective to propose sustainable, quality architecture is not respected, because the criteria on (1) the main entrance of the building is enhanced by a distinctive architectural composition (e.g. addition of a cornice) and (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 72 St-Louis;

It is moved by Councillor David Newell, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to the building permit application for a new main building located at 72 St-Louis.

- 45.4 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the modification of the facade of a main building located at 168 Ruskin
-

- 2025-02-071 CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 168 Ruskin;

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 February 5, 2025, meeting and is of the opinion that the applicable objectives and criteria are respected;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the SPAIP relating to the building permit application for the modification of the facade of a main building located at 168 Ruskin;

It is moved by Councillor David Newell, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED I to APPROVE the SPAIP relating to the building permit application for the modification of the facade of a main building located at 168 Ruskin.

- 45.5 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for a new main building located at 185 Lakeview
-

- 2025-02-072 CONSIDERING THAT a building permit application was filed for a new main building located at 185 Lakeview;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Programmes (SPAIP) indicates objectives and criteria to fulfill for this type of permit application;

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents submitted with the building permit application at the February 5, 2025, meeting and is of the opinion that:

- the objective to propose 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 and (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 185 Lakeview;



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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 185 Lakeview.

50. HUMAN RESOURCES

- 50.1 Nomination in view of permanency as Opérateur/Préposé à la menuiserie to position 6400 at the Public Works Department
-

- 2025-02-073 It is moved by Councillor Martin St-Jean, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED that the nomination in view of permanency of Pascal Daigle as Opérateur/Préposé à la menuiserie, be approved;

THAT this nomination be effective as of February 24, 2025, and subject to a probation period of 60 worked days in conformity with paragraph 17.17 of the blue collar employees collective agreement, after which the status of permanent employee will be recognized.

THAT Pascal Daigle's recognized seniority date be established as of May 21, 2024, date of his hiring.

53. COMMITTEES

- 53.1 Minutes of the Planning Advisory Committee meeting of February 5, 2025
-

- 2025-02-074 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 February 5, 2025.

- 53.2 Minutes of the Environmental Advisory Committee meeting of December 3, 2024
-

- 2025-02-075 It is moved by Councillor Roger Moss, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to approve the minutes of the Environmental Advisory Committee meeting of December 3, 2024.

- 53.3 Minutes of the Finance Advisory Committee meeting of February 3, 2025
-

- 2025-02-076 It is moved by Councillor Robert Mercuri, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to approve the minutes of the Finance Advisory Committee meeting of February 3, 2025.

- 53.4 Nomination of a member to the Traffic Advisory Committee (1)
-

- 2025-02-077 It is moved by Councillor Martin St-Jean, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED to approve the nomination of Lena Zahran as a member of the Traffic Advisory Committee effective as of February 24, 2025, until June 30, 2027.

- 53.5 Nomination of a member to the Traffic Advisory Committee (2)
-

- 2025-02-078 It is moved by Councillor Martin St-Jean, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED to approve the nomination of Cyril Duclos as member of the Traffic Advisory Committee effective as of February 24, 2025, until June 30, 2027.

- 53.6 Nomination of a member to the Environmental Advisory Committee
-



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2025-02-079 It is moved by Councillor Roger Moss, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to approve the nomination of Tiffany Lafleur as a member of the Environmental Advisory Committee effective as of February 24, 2025, until June 30, 2027.

60. GENERAL

60.1 Mandate to the administration of the City of Beaconsfield to pay, under protest, the firstpayment of the quotes-parts, invoices and contributions for the year 2025 to the Agglomeration of Montréal

2025-02-080 CONSIDERING the tripartite agreement of June 2008, between the Government of Québec, the City of Montréal and the reconstituted municipalities of the Agglomeration of Montréal and the Ministerial Order therein from the Minister of Municipal Affairs and Regions dated November 26, 2008, concerning the rules to establish the fiscal potential of the related municipalities of the urban agglomeration of Montréal for the purposes of apportioning urban agglomeration expenditures;

CONSIDERING the Order of the Minister of Municipal Affairs and Land Occupancy dated July 21, 2017, replacing the Order of the Minister of Municipal Affairs and Regions dated November 26, 2008;

CONSIDERING resolution 2019-12-494 mandating Me Marc-André Lechasseur from Bélanger Sauvé law firm in order to evaluate various options for the City of Beaconsfield regarding the issue of the "quotes-parts" resulting in overtaxing by the Agglomeration of Montréal;

CONSIDERING resolution 2020-12-455 mandating Me Jacques Jeansonne, from the firm Jeansonne lawyers, to join the City's work team and Me Marc-André LeChasseur from Bélanger Sauvé law firm in the case of the "quotes-parts" resulting in overtaxing by the Agglomeration of Montréal;

CONSIDERING the Order of the Minister of Municipal Affairs and Housing dated December 18, 2019, renewing the coefficient of tax potential of 2.68, undervalued, without justification, and in the absence of a rigorous analysis of the fiscal impact following the 2020-2022 property assessment roll;

CONSIDERING the absence of a neutrality coefficient to counter market effects during the calculation of general "quote-parts" by the City of Montréal following the filing of the new 2020-2022 property assessment roll;

CONSIDERING resolution 2020-02-065 adopted at the Council meeting held on February 24, 2020, and resolution 2020-06-208 adopted at the Council meeting held on June 22, 2020, mandating the administration of the City of Beaconsfield to pay, under protest, the quotes-parts, invoices and contributions to the Agglomeration of Montréal for the year 2020;

CONSIDERING resolution 2021-05-202 adopted at the Council meeting held on May 17, 2021, and resolution 2021-08-351 adopted at the Council meeting held on August 23, 2021, mandating the administration of the City of Beaconsfield to pay, under protest, the quotes-parts, invoices and contributions to the Agglomeration of Montréal for the year 2021;

CONSIDERING resolution 2022-02-066 adopted at the Council meeting held on February 28, 2022, and resolution 2022-05-229 adopted at the Council meeting held on May 24, 2022, mandating the administration of the City of Beaconsfield to pay, under protest, the quotes-parts, invoices and contributions to the Agglomeration of Montréal for the year 2022;

CONSIDERING resolution 2023-02-123 adopted at the Council meeting held on February 20, 2023, and resolution 2023-05-445 adopted at the Council meeting held on May 23, 2023, mandating the administration of the City of Beaconsfield to pay, under protest, the quotes-parts, invoices and contributions to the Agglomeration of Montréal for the year 2023;

CONSIDERING resolution 2024-02-061 adopted at the Council meeting held on February 26, 2024, and resolution 2024-05-203 adopted at the Council meeting held on May 21, 2024, mandating the administration of



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the City of Beaconsfield to pay, under protest, the quotes-parts, invoices and contributions to the Agglomeration of Montréal for the year 2024;

CONSIDERING the adoption by the Minister of Municipal Affairs and Housing of the Order concerning the rules to establish the fiscal potential of the related municipalities of the urban agglomeration of Montréal for the purposes of apportioning urban agglomeration expenditures on December 16, 2020, and the Erratum on January 15, 2021, the Order extends the coefficient of tax potential;

It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED that a mandate be given to the City of Beaconsfield to pay, under protest, the first instalment of the quotes-parts, invoices and contributions for the year 2025 to the Agglomeration of Montréal;

THAT a copy of this resolution be sent to:

- Mrs. Andrée Laforest, Minister of Municipal Affairs and Housing;
- Mr. Éric Girard, Parliamentary Assistant to the Minister of Municipal Affairs and Housing, Member of the National Assembly for Lac-Saint-Jean;
- Mr. Gregory Kelley, Member of the National Assembly for Jacques Cartier;
- the Mayors of the related cities.

60.2 Mandate given to Bélanger Sauvé law firm to represent the City of Beaconsfield's interests regarding the private property located at 254 Westcroft

2025-02-081 It is moved by Councillor Dominique Godin, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED to mandate Bélanger Sauvé law firm to represent the City of Beaconsfield, for the amount of 27,375.00\$ to be defined, in the legal proceedings regarding the private property located at 254 Westcroft.

60.3 Mandate given to Bélanger Sauvé law firm to represent the City of Beaconsfield's interests regarding contract 588-22-ME concerning the replacement of the rooftops and controls at City Hall and Library

2025-02-082 It is moved by Councillor Robert Mercuri, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to mandate Bélanger Sauvé law firm to represent the City of Beaconsfield, for the amount of \$40,000 to be defined, in the legal proceedings regarding contract 588-22-ME concerning the replacement of the rooftops and controls at City Hall and Library.

60.4 Resolution concerning the need to consider people with disabilities in the City of Beaconsfield's emergency planning

2025-02-083 CONSIDERING the proposal from the "Office des personnes handicapées du Québec" to adopt such a resolution;

CONSIDERING THAT over 20% of the Quebec population aged 15 and over has at least one disability (motor, hearing, visual, etc.), and that this proportion could increase in the coming years due to the aging of the population;

CONSIDERING THAT municipalities have an important role to play in ensuring the safety of their citizens on their territory;

CONSIDERING THAT the agglomeration of Montréal is an essential partner in the administration of the emergency state on the ground, and that it can make appropriate resources available to municipalities;

CONSIDERING the extreme weather events such as forest fires, floods and ice storms that have occurred in recent years in Québec;



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CONSIDERING THAT climate change will increase the frequency and magnitude of this type of event;

It is moved by Councillor Roger Moss, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED that the City of Beaconsfield considers the needs of disabled persons in its emergency planning, possibly in collaboration with the agglomeration of Montréal, in order to ensure their safety in the event of evacuation.

60.5 Resolution in support of National Day for the Promotion of Positive Mental Health, March 13, 2025

2025-02-084 CONSIDERING that March 13 has been recognized as National Day for the Promotion of Positive Mental Health;

CONSIDERING that the Mouvement Santé mentale Québec and its member organizations are launching their annual mental health promotion campaign on this day, under the theme "Se ressourcer c'est trouver sa zone de recharge";

CONSIDERING that the promotion of positive mental health aims to increase and maintain the individual and collective well-being of the population and to foster resilience of the population and to foster resilience;

CONSIDERING that municipalities have been shown to play a leading role in promoting the positive mental health of their fellow citizens;

It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED that the City of Beaconsfield proclaims March 13, 2025, as National Day for the Promotion of Positive Mental Health, under the theme "Se ressourcer c'est trouver sa zone de recharge";

THAT the City of Beaconsfield make residents aware of the National Day for the Promotion of Positive Mental Health, on March 13, by informing them through the City's various communication tools; and

THAT a copy of this resolution be forwarded to Mouvement Santé mentale Québec.

60.6 Authorization for the "Ferme Rêveuse" to use two parking spaces at Christmas Park for the distribution of farm products, on Fridays between February 28 and May 30, 2025, from 3:30 p.m. to 7:00 p.m.

2025-02-085 It is moved by Councillor Dominique Godin, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to approve the use of parking spaces at Christmas Park lot for the weekly distribution of farm products by "Ferme Rêveuse", on Friday from 3:30 p.m. to 7:00 p.m., between February 28 and May 30, 2025, provided that the applicant delivers proof of insurance in favour of the City of Beaconsfield.

60.7 Authorization for street closure for the event Beau Market, on Fridays between May 30 and September 12, 20245 from 2 p.m. to 6:30 p.m.

2025-02-086 It is moved by Councillor Dominique Godin, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to authorize the complete street closure of Fieldfare, north of Beaconsfield Boulevard, between Duke & Devine Pub and the Esso Gas Station for the event Beau Market, on Fridays between May 30 and September 12, 2025, from 2 p.m. to 6:30 p.m.

60.8 Authorization for the Friends of Beaurepaire Village to organize a community garage sale (Big Beau) in the Beaurepaire Village on, Saturday, May 10, 2025, from 10:30 a.m. to 7:30 p.m. and authorization for full street closure



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2025-02-087 It is moved by Councillor Dominique Godin, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to authorize the Big Beau community garage sale organized by the Friends of Beaurepaire Village to take place on, Saturday, May 10, 2025;

To approve that the cost of one (1) permit be charged on behalf of all registered participants of this community garage sale; and

To authorize the full street closure of Fieldfare, north of Beaconsfield Boulevard on, Saturday, May 10, 2025, from 10:30 a.m. to 7:30 p.m.

60.9 Adoption of the Policy on the establishment of immovable subcategories and division of the City's territory into sectors

2025-02-088 CONSIDERING THAT on December 8, 2023, the Government of Québec assented to Bill 39 (PL 39), which amends, among other things, the Act respecting municipal taxation (LFM);

CONSIDERING that PL 39 allows municipalities to implement a separate taxation by introducing new sectors and new subcategories of immovables when a new property assessment roll comes into effect;

CONSIDERING that the City of Beaconsfield is presenting a policy aimed at defining the key dates in the process of developing the subcategories of immovables and the division of the City's territory into sectors, which serve as the basis for the preparation of the City's orientations in terms of taxation;

CONSIDERING that the policy aims to ensure a consistent and seamless process which will apply during the preparation of a new property assessment roll;

CONSIDERING that in order to ensure coordination between the City of Beaconsfield and the evaluator, it is recommended to adopt the Policy for the establishment of subcategories of immovables and the division into sectors of the territory of the City of Beaconsfield;

It is moved by Councillor Robert Mercuri, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to adopt the Policy for the establishment of building subcategories and the division into sectors of the territory of the City of Beaconsfield.

70. AGGLOMERATION COUNCIL

70.1 Mayor's report on the decisions made by the Agglomeration Council at its meetings of January 23 and February 20, 2025

2025-02-089 His Honour the Mayor invites David Newell, District 4 Councillor, to give a report on the last two meetings. Councillor Newell indicates that the decision from the agglomeration to remove fluoride from the water has been challenged. Several questions and written information given by Health Canada and the National Director of Public Health were presented, including the experience of Calgary, where fluoride was removed and then reinstated because of conclusive evidence. The evidence on the benefit of fluoridation is overwhelming, questions will continue to be asked. Councillor Newell brought up a second item related to diminishing casualties and death near school zones streets. He indicates that 250 photo radars are available for this program across the province and that the Ministry of Transport will analyze the demands and allocate based on need. He then briefly explains the reason for the opposition to the adoption by the Agglomeration of Montréal of a loan by-law authorizing a loan of \$20,000,000 to finance the acquisition of land for the Quartier Namur-Hippodrome project. He indicates that two projects have been merged in one to simulate an agglomeration project when in fact the Quartier Namur-Hippodrome project is a Montreal project, and a very substantial one compared to the smaller project of extending Cavendish Boulevard in Côte St-Luc. Finally, he adds that there has been investment to create social housing, certain modular housing units, not in use, were retrieved to be reused. He is glad to share that this problem is being addressed.



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80. DIRECTORS REPORTS

80.1 Deposit of the Directors reports

2025-02-090 Are received and accepted for information purposes:

Urban Planning Department's building report for January 2025;
DDO dispatch centre's report for December 2024;
Municipal Patrol's monthly report for December 2024 and January 2025;
Report on live and deferred viewing of Council meetings via webcast.

90. NEW BUSINESS

Nil.

95. CLOSING OF MEETING

It is moved by Councillor David Newell, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to close the regular meeting at 9:10 p.m.

MAYOR

CITY CLERK