



**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, June 16, 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**

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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 June 16, 2025

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2025-06-235 It is moved by Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to adopt the agenda of the City of Beaconsfield's regular Council meeting of June 16, 2025, as presented.

5. **PUBLIC QUESTION PERIOD**

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His Honour the Mayor presents the Toope Memorial Scholarship and explains that it was created in memory of Reverend Frank Toope and his wife. The scholarships are awarded each year to outstanding students who contribute to their community. This year, on behalf of the City, His Honour the Mayor presents the 2025 award to Parker Kislingbury, a student at Beaconsfield High School. Parker is an exceptional student who consistently earns a place on the Honour Roll. He is also highly involved in school life. He plays in three different music bands and, moreover, is a talented athlete who participates in softball, lacrosse, and curling. He also contributes to the community by working as a lifeguard and teaching swimming to young children. We warmly congratulate him and wish him continued success in his future endeavors.

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

A resident would like to know whether the city is actively enforcing the by-law that restricts the use of leaf blowers during the summer months. She says that leaf blowers are still in use and are being used by contractors. She inquires as to whether the landscaper or the homeowner is responsible to pay applicable fines, and wonders whether enough is being done to enforce the regulations.

His Honour the Mayor responds that the City does enforce the regulations and will increase surveillance with more patrollers on the road. He also informs the resident that the City will be looking at increasing fines for companies who use leaf blowers illegally, as well as impose other means of control in the future. He affirms that the City is adamant to stop the illegal use of leaf blowers, particularly by contractors.

A resident asks, regarding item 40.7, draft by-law BEAC-170 regarding solid fuel appliances and fireplaces, whether the intent of this by-law is to restrict the use of interior solid fuel devices which are typically used for heating. He notes that as it currently drafted, the scope of application is all solid fuel devices, with an exception for those for commercial food cooking. He wishes to clarify whether this by-law is intended to prohibit the use of outdoor charcoal barbecues, or other outdoor residential appliances such as wood pellet smokers, etc. He notes that if this is not the intent, the draft should be revised to clarify the scope of application.



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His Honour the Mayor responds that the by-law applies only to interior installations and clarifies that exterior cooking devices are not included. He affirms that if there is any need for clarifications to the by-law, they will be made.

A resident says that she is concerned about the bus route on Montrose. She asserts having lived on that street since 1975 when there were no sidewalks. She expresses concern over having buses on what has now been made to be a narrow street. She asserts that this is a major safety concern and will negatively impact the quality of life in this neighbourhood. She says that as a taxpayer she does not like to see empty buses running in front of her home. She also suggests that the STM strike did not inconvenience anyone in the neighbourhood as it did those downtown. She wants to know what else is planned for her neighbourhood without citizen consent, and asserts having complained to Valérie Plante as well as to the STM. She would like to see a profitability analysis.

His Honour the Mayor informs the resident that the STM held a citizen consultation process in 2022 throughout the West Island called "Rethinking the Bus Network Together," the purpose of which was to adapt to the arrival of the REM. This consultation process was guided by five principles determined by the STM and focused on improving the network and the customer experience. The principles were: the frequency of services to avoid waiting times, efficient connections between different modes of transport (bus, metro, train, REM), linear and direct routes, having the right vehicle in the right place at the right time, and finally considering mobility needs, guaranteeing accessibility, and improving accessibility of the network. Online public consultations were held in October 2022 and online platforms were available between September and November 2022 through which residents could submit their comments. The City of Beaconsfield had shared this consultation process through social media and the *Beaconsfield Updates* newsletter in the fall of 2022. The STM informed Council of the results of their process and it was determined that the modifications on Elm met their five guiding principles.

A resident makes comments on the demolition of heritage buildings including the building on Lakeshore and on a possible animal shelter in Beaconsfield. She asks if the *Friends of the Beaconsfield Dog Pound* could be recognized as a community organization and makes comments about the annual municipal action plan for disabled persons.

His Honour the Mayor states that her comments are noted and will be transferred to the administration for follow-up where applicable.

A non-resident from the organization *Familles pour l'air pur* makes statements regarding the health impacts of wood heating as well as the social and economic costs of the practice. He applauds the City for taking steps to ban the use of old wood burning heating devices, even if this does not fully resolve the problem. He expresses concerns for EPA standards, and calls attention to a scandal in the United States regarding EPA, thereby calling into question the credibility of the certification. He asks whether the city has made a budgetary allocation to help privilege the abandoning old wood burning appliances and encouraging electric ones.

His Honour the Mayor responds that the City uses many tools to communicate with its residents regarding air quality. The City's website has a section dedicated to the environment and to air quality. The magazine *Contact* is used to inform citizens, as is the weekly newsletter.

A resident expresses concern for the level of noise coming from Beaconsfield High School and inquires as to the action plan is to reduce noise from rugby games and to ensure that noise by-laws are enforced.

His Honour the Mayor responds that Council understands that living near a sports utility brings its share of inconveniences, such as cheering, ambient music, and general activity. However, it is important to note that this is one of the few outdoor sports platforms available in Beaconsfield and it is in high demand. He notes that the facility serves numerous local associations and is regularly used by hundreds of residents. He affirms the City's commitment to ensuring that the usage of the site remains respectful of nearby residents and outlines the several measures put into place to ensure this, notably that the site must strictly adhere to the 10 p.m. noise regulation provided by by-law BEAC 033. He assures the resident that



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controls will be made in the evenings. This same by-law provides that there cannot be alcohol consumption on site, and this will be monitored by Municipal Patrol. Additionally, His Honour the Mayor notes that barbecue gatherings are strictly prohibited except during specially approved events. He notes that while the resident expressed that he wishes the facility would close on Sundays, though the City understands and respects this perspective, it cannot accommodate this request. Finally, his Honour the Mayor says that he hopes that measures outlined will help mitigate some of the disturbances the resident has experienced and encourages him to report any disturbances beyond what can be expected immediately to Municipal Patrol.

A resident inquires about the flashing traffic light at the fire station that has still not been fixed. She also suggests that Municipal Patrol pay attention to tree branches that block the view of traffic lights.

The General Director, Patrice Boileau, informs the resident that the City is still working on the issue. A company that was doing work in the area damaged the light and the City is working on having them repair the issue. With regard to branches blocking the view of traffic lights, His Honour the Mayor asks the resident to provide him with the locations concerned.

A resident says that she has been waiting a year for a tree to be cut on Madsen. She notes that she was in hospital 5 months, she has returned, the root system of this tree has blocked the sewer system. She says she has contacted Public Works five times about this issue.

His Honour the Mayor responds that the City has noted the request.

The same resident concerned about the noise from Beaconsfield High presents himself in person to share some additional information.

His Honour the Mayor notes that he has provided an answer to this resident's question, but that he may share the additional information he has.

The resident shares that in 2013 there was a survey done that found that the noise level is 16 times higher than what a regular noise level should be. He expresses his frustration and explains that neither he nor his neighbors can enjoy the peace and quiet in the evening. He notes that this information was presented to Council in 2013 and nothing was done about it.

His Honour the Mayor suggests that homebuyers should do their due diligence before buying property in the area. He notes that they are located close to a school and a field being used regularly by rugby players and reiterates that if there are violations of the regulations by the users then the residents can and should report to the Municipal Patrol. Councillor Peggy Alexopoulos also responds to the resident noting that Beaconsfield is such a unique community and has a lot of outdoor activities. She shares that her home is close to an outdoor pool that hosts swim meets on Wednesday nights in the summer. She notes that City by-laws to allow for activities up until 10 or 10:30 p.m. She concludes that it is a source of joy and pride that residents can have activities so close to our home.

The question period ends at 8:39 p.m.

10. MINUTES

10.1 Approval of the minutes of the City of Beaconsfield's Public Consultation of May 20, 2025, at 7:30 p.m.

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2025-06-236 It is moved by Councillor Roger Moss, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to approve the minutes of the City of Beaconsfield's Public Consultation of May 20, 2025, at 7:30 p.m.

10.2 Adoption of the minutes of the City of Beaconsfield's regular Council meeting of May 20, 2025

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2025-06-237 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 regular Council meeting of May 20, 2025, at 8:00 p.m.

20. CONTRACTS

20.1 Awarding of contract 678-25-GC for the repair work of the Westcroft pedestrian bridge to the lowest conforming bidder, Construction Camvi Inc., in the amount of \$674,149.01, all taxes included

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2025-06-238 It is moved by Councillor Dominique Godin, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to award contract 678-25-GC for the repair work of the Westcroft pedestrian bridge to the lowest conforming bidder, Construction Camvi Inc., in the amount of \$674,149.01, all taxes included; and

To authorize the Finance and Treasury Department to charge the expense to budget code 22-321-00-711.

20.2 Awarding of contract 669-25-GC for the sanitary sewer structural rehabilitation work to the lowest conforming bidder, Insituform Technologies Ltd., in the amount of \$478 748,00, all taxes included

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2025-06-239 It is moved by Councillor Robert Mercuri, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to award contract 669-25-GC for the sanitary sewer structural rehabilitation work to the lowest conforming bidder, Insituform Technologies Ltd., in the amount of \$478,748.00 \$, all taxes included; and

To authorize the Finance and Treasury Department to charge the expense to budget code 22-415-00-711. As provided for in the budget for the current fiscal year, this expense will be financed under By-law BEAC-163.

20.3 Awarding of a mandate by mutual agreement for the collection and transportation of waste, green residues and bulky waste (RGC 2025-19) for a period of two (2) months, January and February 2026, to Services Ricova Inc., in the amount of \$132,972.00, all taxes included

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2025-06-240 CONSIDERING that contract TP 2020-11 expires on January 1, 2026;

CONSIDERING that contract TP 2026-01 provides for a start date March 1, 2026;

CONSIDERING that in order to avoid a service breakdown, it is appropriate to award a mandate by mutual agreement for the collection and transportation of waste, green residues and bulky waste (RGC 2025-19) for a period of two (2) months, January and February 2026, to Services Ricova Inc., in the amount of \$132,972.00, all taxes included;

It is moved by Councillor Martin St-Jean, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to award a mandate by mutual agreement for the collection and transportation of waste, green residues and bulky waste (RGC 2025-19) for a period of two (2) months, January and February 2026, to Services Ricova Inc., \$132,972.00, all taxes included; and

To authorize the Finance and Treasury Department to charge the expense to budget codes 02-451-00-436, 02-452-30-436, 02-453-20-436. The treasurer must foresee sufficient funds in the forthcoming 2026 budget to provide for this expense.

20.4 Confirmation of a mandate by mutual agreement for the rehabilitation work, redevelopment and drainage work for the driveway of Beacon Hill Chalet, to Ecodomus Construction Inc. (RGC 2025-18), in the amount of \$107,870.69, all taxes included

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- 2025-06-241    CONSIDERING that the construction work on the Beacon Hill Chalet (project 607-22-AR) resulted in a change in the ground level, which had a direct impact on the existing parking lot and driveway;
- CONSIDERING that it was necessary to excavate the driveway to correct these levels;
- CONSIDERING that the driveway is shared with the Beacon Hill Pool Association;
- CONSIDERING the imminent resumption of activities at the Beacon Hill Pool;
- CONSIDERING that the safe access to the Beacon Hill Pool was a determining factor in correcting the unevenness and that this is an essential element to consider;
- CONSIDERING the poor quality of the existing asphalt, which should be replaced;
- CONSIDERING that adjustments have been made to the width of the driveway to facilitate snow removal operations;
- CONSIDERING that a culvert has been added to optimize site drainage;
- It is moved by Councillor Roger Moss, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to confirm a mandate by mutual agreement for the rehabilitation work, redevelopment, and drainage work for the driveway of the Chalet Beacon Hill, to Ecodomus Construction Inc. (RGC 2025-18), for the amount of \$107,870.69, all taxes included; and
- To authorize the Finance and Treasury Department to charge the expense to the budget code 25-722-00-721. To provide for the payment of this expenditure, Council transfers the necessary funds from its reserved surplus for infrastructures.
- 20.5            Authorizing of an expense concerning accessory work of \$158,022.99, all taxes included, relating to contract 607-22-AR, for the construction of a new chalet at Beacon Hill Park

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- 2025-06-242    WHEREAS resolution 2022-11-449 adopted at the meeting of November 21, 2022, regarding the awarding of contract 607-22-AR for the construction of a new chalet at Beacon Hill Park to the single and compliant bidder, Construction Ecodomus Inc., in the amount of \$3,374,263.95, all taxes included, including a reduced amount of \$114,975 from the tendered price;
- WHEREAS resolution 2023-09-598 authorizing an expense for accessory work in the amount of \$309,323.41, all taxes included, regarding contract 607-22-AR for the construction of a new chalet at Beacon Hill Park;
- WHEREAS, during the completion of the work covered by resolution 2023-09-598, certain work generated additional accessory costs, namely the over-excavation of the building and the construction of a block retaining wall;
- WHEREAS the initial electrical connection, located on the facade of the chalet, no longer met Hydro-Québec's current technical and safety standards;
- WHEREAS temporary connection work was carried out in the fall of 2023 by Ecodomus to temporarily connect the Beacon Hill Chalet to the Beacon Hill Pool Chalet, pending the permanent connection by Hydro-Québec;
- WHEREAS the installation of a permanent electrical connection is necessary to replace the temporary connection currently in place, and thus ensure compliant, safe, and sustainable electrical service;
- WHEREAS requests for changes related to accessory work on the final Hydro-Québec connection have received professional approval through the issuance of change orders, and that this work was required for the delivery of the final building;



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WHEREAS pursuant to section 573.3.0.4 of the *Cities and Towns Act*, a municipality may amend a contract awarded following a call for tenders if these modifications are incidental to the contract and do not change its nature;

It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to authorize an expense concerning accessory work of \$158,022.99, all taxes included, for contract 607-22-AR for the construction of a new chalet at Beacon Hill Park; and

To authorize the Finance and Treasury Department to charge the expenditure to budget code 22-722-00-711. To provide for this expense, Council appropriates the necessary funds from its reserved surplus for infrastructure.

30. FINANCE AND TREASURY

30.1 Approval of the list of accounts payable as of June 16, 2025, and of the list of pre-authorized payments for the period of May 8, 2025, to May 19, 2025, and for the period of May 21, 2025, to June 4, 2025, for a total disbursement of \$18,253,036.11

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2025-06-243 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 June 16, 2025, regarding expenses for financial and investment activities totalling \$361,612.71; and

To approve the list of pre-authorized payments from May 8, 2025, to May 19, 2025, and for the period of May 21, 2025, to June 4, 2025, totalling \$17,389,541.76 and electronic payments, for the same period, of salaries paid to municipal employees, bank fees and the debt service, totalling \$501,881.64; and

That all these disbursements totalling \$18,253,036.11 be drawn from the City's bank account at Royal Bank of Canada, Beaconsfield branch.

30.2 Deposit by the Treasurer of the Financial Statement as of December 31, 2024

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2025-06-244 Council takes note of the tabling, by the Treasurer, of the Financial Statement for the year ending December 31, 2024.

30.3 Reading and filing, by the Mayor of the City of Beaconsfield, of the Mayor's report on the highlights of the financial report and the Auditor's report 2024

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2025-06-245 The Mayor presents and files the highlights of the Financial Report for the year 2024, in compliance with section 105.2.2 of the *Cities and Towns Act*;

The Mayor's report on the highlights of the financial report will be published on the City's website and in the Contact magazine, which is distributed free of charge to every civic address. The Financial Report will be published on the City's website.

30.4 Written guidance on the distribution and composition of immovable subcategories and its transmission to the assessor

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2025-06-246 CONSIDERING that the City adopted the Policy on the establishment of immovable subcategories and division of the city's territory into sectors on February 24, 2025 (Resolution 2025-02-088);

CONSIDERING that according to this Policy, no later than April 1, preceding the submission of a new property assessment roll, the Municipal



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Council must adopt a resolution expressing its intention to establish or modify immovable subcategories;

CONSIDERING that the Municipal Council has expressed its intention to designate subcategories to the assessor of the Direction de l'évaluation foncière of Montréal, in order to allow them to be recorded in the 2026-2027-2028 assessment roll of the city of Beaconsfield (Resolution 2025-03-106);

WHEREAS according to this Policy, no later than the third Friday of June preceding the filing of a new property assessment roll, the Municipal Council must adopt a written guidance on the distribution and composition of immovable subcategories and transmit it to the assessor;

WHEREAS the municipal Council wish to be able to designate immovable subcategories as part of its fiscal planning;

WHEREAS the municipal Council wish to modify its initial intentions and designate new immovable subcategories in order to give more flexibility as part of its fiscal planning;

It is moved by Councillor Martin St-Jean, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED to adopt a written guidance on the distribution and composition of immovable subcategories of the following residential immovable subcategories in the next assessment roll:

- 1 – Single dwelling housing;
- 2 - Multiple dwelling housing - 2 to 5 units inclusively;
- 3 - Multiple dwelling housing - 6 units or more;
- 4 - Buildings with more than 30 rooms for rent;
- 5 - Home for non-autonomous retired people, code CUBF 1541
- 6 - Indoor parking, code CUBF 1921
- 7- Outdoor parking, code CUBF 1922
- 8 – Other residential buildings, code CUBF 1990
- 9 – Undeveloped and unused land area, Code CUBF 9100

To adopt a written guidance on the distribution and composition of immovable subcategories of the following non-residential immovable subcategories in the next assessment roll:

- 1 - Automobile repair service (garage), code CUBF 6411;
- 2 - Service station with automobile repair, code CUBF 5531;

To request that the assessor of the Direction de l'évaluation foncière of Montreal register these residential and non-residential immovable subcategories in the 2026-2027-2028 assessment roll;

That the City of Beaconsfield sends a copy of this resolution to the assessor responsible for preparing the assessment roll.

30.5 Approval of a \$400 contribution to Benjamin Saltarelli for participating in the "Rome en Musique" musical tour with the Harmonie Dorval-Jean-XXIII in Rome (Italy) from March 5 to 13, 2025

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2025-06-247 It is moved by Councillor Dominique Godin, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to approve a \$400 contribution to Benjamin Saltarelli for participating in the "Rome en Musique" musical tour with the Harmonie Dorval-Jean-XXIII held in Rome (Italy) from March 5 to 13, 2025; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-731-10-992.

30.6 Transfer from unappropriated surplus as of December 31, 2024, to appropriated surplus (upon recommendation of the Finance Committee)

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2025-06-248 CONSIDERING the recommendation by the Finance Committee to approve a distribution of the unappropriated surplus, as indicated in the minutes of the meeting held on May 20, 2025;



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It is moved by Councillor Roger Moss, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED that Council transfers from the unappropriated surplus as of December 31, 2024, \$1,200,000 for Balanced Budget, \$500,000 for Place Centennial, \$350,000 for future Balanced Budget, \$100,000 for Civil Security and Climate Change, \$400,000 for Professional Services, and finally the Council reimburse an amount of \$643,750 to the working capital fund.

40. BY-LAWS

40.1 Filing, notice of motion and adoption of Draft By-law BEAC-043-02 entitled "By-law amending Subdivision By-law BEAC-043 in order to render it compliant with the Land Use Planning and Development Plan of the Agglomeration of Montreal (RCG 14-029) and with the Planning Program of the City of Beaconsfield" and submission of the draft by-law to a public consultation on July 14, 2025, at 7:30 p.m.

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2025-06-249 WHEREAS the draft by-law is filed and a notice of motion is given by Councillor Martin St-Jean for Draft By-law BEAC-043-02 entitled "By-law amending Subdivision By-law BEAC-043 in order to render it compliant with the Land Use Planning and Development Plan of the Agglomeration of Montreal (RCG 14-029) and with the Planning Program of the City of Beaconsfield" 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 Peggy Alexopoulos and UNANIMOUSLY RESOLVED to adopt, as submitted, the Draft By-law BEAC-043-02 entitled "By-law amending Subdivision By-law BEAC-043 in order to render it compliant with the Land Use Planning and Development Plan of the Agglomeration of Montreal (RCG 14-029) and with the Planning Program of the City of Beaconsfield" and to submit the Draft By-law to a public consultation on July 14, 2025, at 7:30 p.m., in compliance with the *Act respecting land use planning and development*.

40.2 Filing, notice of motion and adoption of Draft By-law BEAC-045-20 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" and submission of the draft by-law to a public consultation on July 14, 2025, at 7:30 p.m.

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2025-06-250 WHEREAS the draft by-law is filed and a notice of motion is given by Councillor Peggy Alexopoulos for Draft By-law BEAC-045-20 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" 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 Roger Moss and UNANIMOUSLY RESOLVED to adopt, as submitted, the Draft By-law BEAC-045-20 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" and to submit the Draft By-law to a public consultation on July 14, 2025, at 7:30 p.m., in compliance with the *Act respecting land use planning and development*.

40.3 Filing, notice of motion and adoption of Draft By-law BEAC-098-05 entitled "By-law amending By-law BEAC-098 on Site Planning and Architectural Integration Programs 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" and submission of the draft by-law to a public consultation on July 14, 2025, at 7:30 p.m.

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2025-06-251 WHEREAS the draft by-law is filed and a notice of motion is given by Councillor Martin St-Jean for Draft By-law BEAC-098-05 entitled "By-law amending By-law BEAC-098 on Site Planning and Architectural Integration Programs 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" 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 Robert Mercuri and UNANIMOUSLY RESOLVED to adopt, as submitted, the Draft By-law BEAC-098-05 entitled "By-law amending By-law BEAC-098 on Site Planning and Architectural Integration Programs 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" and to submit the Draft By-law to a public consultation on July 14, 2025, 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 720-130 entitled "By-law amending Zoning By-law 720 in order to render it compliant with the Land Use Planning and Development Plan of the Agglomeration of Montreal (RCG 14-029) and the Planning Program of the City of Beaconsfield" and submission of the draft by-law to a public consultation on July 14, 2025, at 7:30 p.m.

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2025-06-252 WHEREAS the draft by-law is filed and a notice of motion is given by Councillor Roger Moss for Draft By-law 720-130 entitled "By-law amending Zoning By-law 720 in order to render it compliant with the Land Use Planning and Development Plan of the Agglomeration of Montreal (RCG 14-029) and the Planning Program of the City of Beaconsfield" in compliance with the *Cities and Towns Act; Act* and the *Act respecting land use planning and development*;

It is moved by Councillor Roger Moss, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to adopt, as submitted, the Draft By-law 720-130 entitled "By-law amending Zoning By-law 720 in order to render it compliant with the Land Use Planning and Development Plan of the Agglomeration of Montreal (RCG 14-029) and the Planning Program of the City of Beaconsfield" and to submit the Draft By-law to a public consultation on July 14, 2025, at 7:30 p.m., in compliance with the *Act respecting land use planning and development*.

40.5 Filing, notice of motion and adoption of Draft By-law BEAC-045-21 entitled "By-law modifying By-law BEAC-045 on permits and certificates to amend the term "wood-burning system"" and submission of the draft by-law to a public consultation on July 14, 2025, at 7:30 p.m.

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2025-06-253 WHEREAS the draft by-law is filed and a notice of motion is given by Councillor Dominique Godin for Draft By-law BEAC-045-21 entitled "By-law modifying By-law BEAC-045 on permits and certificates to amend the term "wood-burning system"" in compliance with the *Cities and Towns Act; Act* and the *Act respecting land use planning and development*;

It is moved by Councillor Dominique Godin, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to adopt, as submitted, the Draft By-law BEAC-045-21 entitled "By-law modifying by-law BEAC-045 on permits and certificates to amend the term "wood-burning system"" and to submit the Draft By-law to a public consultation on July 14, 2025, at 7:30 p.m., in compliance with the *Act respecting land use planning and development*.

40.6 Filing, notice of motion and adoption of Draft By-law BEAC-046-7 entitled "By-law modifying construction By-law BEAC-046 to amend the provisions relating to solid fuel appliances and fireplaces" and submission of the draft by-law to a public consultation on July 14, 2025, at 7:30 p.m.

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2025-06-254 WHEREAS the draft by-law is filed and a notice of motion is given by Councillor Robert Mercuri for Draft By-law BEAC-046-7 entitled "By-law modifying construction By-law BEAC-046 to amend the provisions relating to solid fuel appliances and fireplaces" in compliance with the *Cities and Towns Act*; *Act* and the *Act respecting land use planning and development*;

It is moved by Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to adopt, as submitted, the Draft By-law BEAC-046-7 entitled "By-law modifying construction By-law BEAC-046 to amend the provisions relating to solid fuel appliances and fireplaces" and to submit the Draft By-law to a public consultation on July 14, 2025, at 7:30 p.m., in compliance with the *Act respecting land use planning and development*.

40.7 Filing and notice of motion of Draft By-law BEAC-170 entitled "By-law regarding solid fuel appliances and fireplaces"

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2025-06-255 Councillor Dominique Godin files Draft By-law BEAC-170 entitled "By-law regarding solid fuel appliances and fireplaces" 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*.

40.8 Adoption of By-law BEAC-152-1 entitled "By-law amending Demolition By-law BEAC-152 in order to add an interpretative provision, to modify the definition of demolition, to add a provision regarding the adjournment of meetings, to modify the exceptions to the by-law and the documents required, to modify the provisions regarding the recognition of a complete application and to adopt the inventory of heritage immovables"

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2025-06-256 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 By-law BEAC-152-1 entitled "By-law amending Demolition By-law BEAC-152 in order to add an interpretative provision, to modify the definition of demolition, to add a provision regarding the adjournment of meetings, to modify the exceptions to the by-law and the documents required, to modify the provisions regarding the recognition of a complete application and to adopt the inventory of heritage immovables".

40.9 Deposit, by the City Clerk's, of the certificate regarding the results of an application to participate in a referendum poll held May 27 and 28, 2025, regarding By-law BEAC-168 entitled "By-law to authorize a loan of \$1,480,000 for the construction of a harbour master's office on the Centennial Marina property"

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2025-06-257 That the City Clerk's certificate regarding the results of application to participate in a referendum poll held May 27 and 28, 2025, regarding By-law BEAC-168 entitled "By-law to authorize a loan of \$1,480,000 for the construction of a harbour master's office on the Centennial Marina property" be tabled with Council.

40.10 Authorization to correct nuisances at 131 Taywood and to bill the costs to the owner, in virtue of By-law BEAC-033

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2025-06-258 CONSIDERING that a 10-day notice to correct nuisances at 131 Taywood was sent to the owner, in conformity with By-law BEAC-033, but the notice was not respected;

It is moved by Councillor Dominique Godin, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED that the Public Works Department be authorized, in virtue of By-law BEAC-033, section 11.3, to perform the necessary corrective work at 131 Taywood and that the City bill the costs to the owner.



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45. URBAN PLANNING

45.1 Request for a minor exemption for the property located at 163 Beacon Hill

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*In accordance with By-law BEAC 144 entitled "Code of ethics and good conduct for Elected Municipal Officers of the City of Beaconsfield", Councillor Mercuri has refrained from taking part in the debate and from voting or attempting to influence the vote throughout the process and will abstain from voting on this matter, in order to avoid a perceived conflict of interest.*

2025-06-259 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on May 28, 2025, for the property located at 163 Beacon Hill;

CONSIDERING THAT the request for a minor exemption is:

- to authorize the construction of a projected gallery of a height greater than 1.2 metres to be built at a distance of 6 metres away from the rear landsite line, whereas the zoning by-law prescribes a minimum distance of 9 metres, representing an encroachment of 3 metres in the rear setback;

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

CONSIDERING THAT the Planning Advisory Committee considers that the conditions listed in By-law BEAC-044 are not respected, and this because is because the application of the provisions of Zoning By-law 720 does not have the effect of causing serious prejudice to the person requesting the minor exemption;

WHEREAS to comply with these objectives and criteria, the applicant should revise the proposed dimensions of the gallery, to propose the construction of a gallery and a staircase - were the surface area of which meets the minimum requirements of the Quebec Construction Code;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the minor exemption request:

- to authorize the construction of a projected gallery of a height greater than 1.2 metres to be built at a distance of 6 metres away from the rear landsite line, whereas the zoning by-law prescribes a minimum distance of 9 metres, representing an encroachment of 3 metres in the rear setback for the property located at 163 Beacon Hill;

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 Roger Moss and UNANIMOUSLY RESOLVED to REFUSE the request for a minor exemption:

- to authorize the construction of a projected gallery of a height greater than 1.2 metres to be built at a distance of 6 metres away from the rear landsite line, whereas the zoning by-law prescribes a minimum distance of 9 metres, representing an encroachment of 3 metres in the rear setback and this for the property located at 163 Beacon Hill.

VOTES IN FAVOUR:

Councillors Dominique Godin, Martin St-Jean, David Newell, Roger Moss, Peggy Alexopoulos

VOTES OPPOSED:

None

ABSTENTION:

Councillor Robert Mercuri



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**THE MOTION IS CARRIED. THE REQUEST FOR A MINOR EXEMPTION FOR THE PROPERTY LOCATED AT 163 BEACON HILL IS REFUSED.**

45.2 Request for a minor exemption for the property located at 200 Castle

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2025-06-260 CONSIDERING THAT a request for minor exemptions was presented to the Planning Advisory Committee meeting held on May 28, 2025, for the property located at 200 Castle;

CONSIDERING THAT the request for minor exemptions is: - to authorize that the projected access ramp leading to the below-grade attached garage be visible from the public road, while the zoning by-law, requires, for a single-family residence, that the access ramp leading to the below-grade attached garage is not visible from the public road.

- to authorize a slope of 12% for the proposed access ramp, while the zoning by-law requires that the slope of an access ramps may not exceed 8%

- to authorize the construction of an attached garage included in the projected building extension, despite the presence of a detached garage, while the zoning by-law prescribes that only one accessory construction of the same type is authorized per lot and that attached and detached garages are part of a single type of construction;

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 respected, and this because the application of the provisions of Zoning By-law 720 does not have the effect of causing serious prejudice to the person requesting the minor exemption;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the minor exemptions request: - to authorize that the projected access ramp leading to the below-grade attached garage be visible from the public road, while the zoning by-law, requires, for a single-family residence, that the access ramp leading to the below-grade attached garage is not visible from the public road.

- to authorize a slope of 12% for the proposed access ramp, while the zoning by-law requires that the slope of an access ramps may not exceed 8%

- to authorize the construction of an attached garage included in the projected building extension, despite the presence of a detached garage, while the zoning by-law prescribes that only one accessory construction of the same type is authorized per lot and that attached and detached garages are part of a single type of construction for the property located at 200 Castle;

It is moved by Councillor David Newell, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to REFUSE the request for minor exemptions: - to authorize that the projected access ramp leading to the below-grade attached garage be visible from the public road, while the zoning by-law, requires, for a single-family residence, that the access ramp leading to the below-grade attached garage is not visible from the public road.

- to authorize a slope of 12% for the proposed access ramp, while the zoning by-law requires that the slope of an access ramps may not exceed 8%

- to authorize the construction of an attached garage included in the projected building extension, despite the presence of a detached garage, while the zoning by-law prescribes that only one accessory construction of the same type is authorized per lot and that attached and detached garages are part of a single type of construction and this for the property located at 200 Castle.

45.3 Request for minor exemptions for the property located at lot 6 266 766 (vacant lot, corner Amherst and Alton Dr.)

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2025-06-261      CONSIDERING THAT a request for minor exemptions was presented to the Planning Advisory Committee meeting held on January 8, 2025, for the property located at lot 6 266 766;

CONSIDERING THAT the request for minor exemptions is: to authorize the use of an exterior aluminum siding that does not imitate clapboards on the proposed main building, while the zoning by-law prohibits the use of an exterior aluminum siding when it does not imitate clapboards;

To authorize the use, above the foundation, of three (3) cladding materials on the proposed main building, while the zoning by-law prohibits the use, above the foundation, of more than two (2) cladding materials;

To authorize the use of a cladding material in unequal proportions on all walls of the proposed main building, while the zoning by-law requires the use of a cladding material in equal proportions on all walls;

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

CONSIDERING THAT the Planning Advisory Committee considers that the conditions listed in By-law BEAC-044 are fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the minor exemptions request: to authorize the use of an exterior aluminum siding that does not imitate clapboards on the proposed main building, while the zoning by-law prohibits the use of an exterior aluminum siding when it does not imitate clapboards;

To authorize the use, above the foundation, of three (3) cladding materials on the proposed main building, while the zoning by-law prohibits the use, above the foundation, of more than two (2) cladding materials;

To authorize the use of a cladding material in unequal proportions on all walls of the proposed main building, while the zoning by-law requires the use of a cladding material in equal proportions on all walls; for the property located at lot 6 266 766;

It is moved by Councillor David Newell, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to APPROVE the request for minor exemptions: to authorize the use of an exterior aluminum siding that does not imitate clapboards on the proposed main building, while the zoning by-law prohibits the use of an exterior aluminum siding when it does not imitate clapboards;

To authorize the use, above the foundation, of three (3) cladding materials on the proposed main building, while the zoning by-law prohibits the use, above the foundation, of more than two (2) cladding materials;

To authorize the use of a cladding material in unequal proportions on all walls of the proposed main building, while the zoning by-law requires the use of a cladding material in equal proportions on all walls; for the property located at lot 6 266 766 (vacant lot, corner Amherst and Alton Dr.).

45.4      Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for a new main building located at lot 6 266 766 (vacant lot, corner Amherst and Alton Dr.) (Building B)

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2025-06-262      CONSIDERING THAT a building permit application was filed for a new main building located at lot 6 266 766 (Building B);

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 8, 2025, meeting and is of the opinion that the applicable objectives and criteria are respected;



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CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the SPAIP relating to a building permit application for a new main building located at lot 6 266 766 (Building B);

It is moved by Councillor David Newell, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to a building permit application for a new main building located at lot 6 266 766 (vacant lot, corner Amherst and Alton Dr.) (Building B).

- 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 lot 6 266 766 (vacant lot, corner Amherst and Alton Dr.) (Building C)
- 

- 2025-06-263 CONSIDERING THAT a building permit application was filed for a new main building located at lot 6 266 766 (Building C);

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 8, 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 a building permit application for a new main building located at lot 6 266 766 (Building C);

It is moved by Councillor David Newell, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to a building permit application for a new main building located at lot 6 266 766 (vacant lot, corner Amherst and Alton Dr.) (Building C).

- 45.6 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 lot 6 266 766 (vacant lot, corner Amherst and Alton Dr.) (Building D)
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- 2025-06-264 CONSIDERING THAT a building permit application was filed for a new main building located at lot 6 266 766 (Building D);

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 8, 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 a building permit application for a new main building located at lot 6 266 766 (Building D);

It is moved by Councillor David Newell, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to a building permit application for a new main building located at lot 6 266 766 (vacant lot, corner Amherst and Alton Dr.) (Building D).

- 45.7 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 78 Woodland
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- 2025-06-265 CONSIDERING THAT a building permit application was filed for a new main building located at 78 Woodland;



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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 May 28, 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 aiming for 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 building aiming to be inspired by the dominant architectural styles on that stretch of street, (2) the exterior cladding materials aiming to be durable, with sober colours and compatible with the surrounding buildings and (3) exterior cladding materials and architectural components aiming to match together, in form, texture and colour are not fulfilled;

- the objective in the case of a construction, extension or modification project respects the character of the place and the dominant characteristics is not respected, because the criteria on (1) the construction or expansion project incorporates the dominant volumetric elements in the sector and (2) 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;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to the building permit application for a new main building located at 78 Woodland;

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 a new main building located at 78 Woodland.

45.8 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application to modify the already approved plan at 135 Evergreen

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2025-06-266 CONSIDERING THAT on December 23, 2023, Council adopted resolution 2023-12-741 approving the site planning and architectural integration programme for a building permit application at 135 Evergreen;

CONSIDERING THAT after the resolution was adopted, an application to modify the approved plan was filed;

CONSIDERING THAT this modification application must respect the applicable objectives and criteria included in By-law BEAC-098 on Site Planning and Architectural Integration Programmes (SPAIP);

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the May 28, 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 a building permit application to modify the already approved plan at 135 Evergreen;

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

45.9 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 372 Chantilly

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- 2025-06-267    CONSIDERING THAT on October 21, 2024, Council adopted resolution 2024-10-359 approving the site planning and architectural integration programme for a building permit application at 372 Chantilly;
- 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 (PAC) has considered the plans and documents accompanying the permit application at the May 28, 2025, meeting and is of the opinion that the objective to propose sustainable, quality architecture is not respected, because the criterion on the exterior cladding materials and architectural components aiming to match together, in form, texture and colour is not fulfilled;
- WHEREAS to comply with these objectives and criteria, the applicant should extend the eaves of the volume to the left of the garage on the Meadowbrook Street facade, as well as on the courtyard side, so that it is similar to the eaves shown on the plans approved on 2024-10-21;
- WHEREAS the applicant has not filed modified plans relating to the eaves, as indicated by the PAC;
- WHEREAS Council has taken note of the recommendation of the Planning Advisory Committee;
- WHEREAS Council wishes to approve the PIA according to the plans filed at the meeting of May 28, 2025;
- 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 SPAIP relating to a building permit application to modify the already approved plan located plans at 372 Chantilly, according to the plans submitted on May 28, 2025.
- 
- 45.10    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 91, Taywood
- 
- 2025-06-268    CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 91, Taywood;
- 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 May 28, 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 91, Taywood;
- It is moved by Councillor David Newell, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to the building permit application for the modification of the facade of a main building located at 91, Taywood.
- 
- 45.11    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 149 Regent
- 
- 2025-06-269    CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 149 Regent;



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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 May 28, 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 149 Regent;

It is moved by Councillor David Newell, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to the building permit application for the modification of the facade of a main building located at 149 Regent.

- 45.12 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 544 Cypress
- 

- 2025-06-270 CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 544 Cypress;

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 May 28, 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 544 Cypress;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to the building permit application for the modification of the facade of a main building located at 544 Cypress.

- 45.13 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 2 Jasper
- 

- 2025-06-271 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 2 Jasper;

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 May 28, 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 a building permit application for the extension of the main building located at 2 Jasper;

It is moved by Councillor David Newell, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to a building permit application for the extension of the main building located at 2 Jasper.



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45.14 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 73 Fieldsend

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2025-06-272 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 73 Fieldsend;

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 May 28, 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 allowing 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 building being inspired by the dominant architectural styles on that stretch of street and (2) the main entrance of the building being enhanced by a distinctive architectural composition (e.g. addition of a cornice) are not fulfilled;

- the objective in the case of an extension, needing to respect the architectural features of the main building is not respected, because the criteria on (1) the type and angle of the roof of an extension being similar to those of the building subject to the extension and (2) in the case of the extension of a split-level house or a bungalow, adding volume to the rear being preferred 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 73 Fieldsend;

It is moved by Councillor David Newell, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to a building permit application for the extension of the main building located at 73 Fieldsend.

45.15 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 239 Beaconsfield

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2025-06-273 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 239 Beaconsfield;

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 May 28, 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 aiming to be inspired by the dominant architectural styles on that stretch of street and (2) the exterior cladding materials and architectural components aiming to match together, in form, texture and colour are not fulfilled;

- the objective in the case of an extension to respect the architectural features of the main building is not respected, because the criterion in the case of the extension of a split-level house or a bungalow, adding volume to the rear is preferred is not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to a building permit application for the extension of the main building located at 239 Beaconsfield;



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It is moved by Councillor David Newell, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to a building permit application for the extension of the main building located at 239 Beaconsfield.

- 45.16 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the extension of the main building located at 525 Beurepaire
- 

- 2025-06-274 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 525 Beurepaire;

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 May 28, 2025, meeting and is of the opinion that:

- the objective to propose sustainable, quality architecture is not respected, because the criteria on (1) the main entrance of the building being enhanced by a distinctive architectural composition (e.g., addition of a cornice) and (2) the exterior cladding materials and architectural components needing to 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 525 Beurepaire;

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 for the extension of the main building located at 525 Beurepaire.

- 45.17 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) for the construction, displacement or enlargement of an ancillary building on a site adjacent to the Lake St-Louis located at 120 Beaconsfield
- 

- 2025-06-275 CONSIDERING THAT a certificate of authorization application was filed for the construction, displacement or enlargement of an ancillary building on a site adjacent to the Lake St-Louis located at 120 Beaconsfield;

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 permit application at the May 28, 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 certificate of authorization for the construction, displacement or enlargement of an ancillary building on a site adjacent to the Lake St-Louis located at 120 Beaconsfield;

It is moved by Councillor David Newell, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to the certificate of authorization for the construction, displacement or enlargement of an ancillary building on a site adjacent to the Lake St-Louis located at 120 Beaconsfield.

- 45.18 Request the approval of the Site Planning and Architectural Integration Programme (SPAIP) related to carrying out backfilling work for the property located at 414 Montrose
-



**Minutes of the Council of Beaconsfield**

2025-06-276 CONSIDERING THAT a request was filed to carry out backfilling work for the property located at 414 Montrose;

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 May 28, 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 permit application requesting to carry out backfilling work on the property located at 414 Montrose;

It is moved by Councillor David Newell, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to the permit application requesting to carry out backfilling work on the property located at 414 Montrose.

45.19 Acceptance of an amount of \$374,481.96 for park fees to be paid by the owner of lot 6 266 766 (vacant lot, corner Amherst and Alton Dr.) to the City, according to By-law BEAC-128 concerning contributions for the establishment, maintenance and improvement of parks, playgrounds and natural areas on the City of Beaconsfield's territory

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2025-06-277 It is moved by Councillor Martin St-Jean, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to ACCEPT the amount of \$374,481.96 for park fees to be paid by the owner of lot 6 266 766 (vacant lot, corner Amherst and Alton Dr.) to the City, according to By-law BEAC-128 concerning contributions for the establishment, maintenance and improvement of parks, playgrounds and natural areas on the City of Beaconsfield's territory, equivalent to the difference between 10% of the \$4,939,000.00 standardized municipal value of lot 6 266 766, i.e. \$493,900.00 and the previous contribution of \$119,418.04 paid in 2016 on the original lot 2 424 876, and to transfer this sum to a fund specially reserved for park fees.

53. COMMITTEES

53.1 Minutes of the Planning Advisory Committee meeting of May 28, 2025

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2025-06-278 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 May 28, 2025.

53.2 Minutes of the Finance Advisory Committee meeting of May 20, 2025

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2025-06-279 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 May 20, 2025.

53.3 Minutes of the Culture and Leisure Advisory Committee meeting of May 5, 2025

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2025-06-280 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 May 5, 2025.

53.4 Minutes of the Age-Friendly Municipality (AFM) Steering Committee meeting of May 6, 2025

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2025-06-281 It is moved by Councillor Roger Moss, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to approve the minutes of the Age-Friendly Municipality (AFM) Steering Committee meeting of May 6, 2025.



Minutes of the Council of Beaconsfield

60. GENERAL

60.1 Deposit of the Annual Municipal Action Plan for disabled persons

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2025-06-282 Council takes note of the tabling of the Annual Municipal Action Plan for persons with disabilities.

60.2 Tabling of the follow-up report on the implementation of the recommendations of the conformity audit report on the publication of contracts in the electronic tendering system (SEAO) of the Commission municipale du Québec (CMQ)

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2025-06-283 WHEREAS the Commission municipale du Québec announced, in April 2021, an audit work concerning the publication of contracts in the electronic tendering system in five (5) Québec municipalities including the City of Beaconsfield;

WHEREAS the objective of the work was to determine if these municipalities complied with the legal and regulatory provisions concerning mainly the publication of documents and information related to the audited contracts audited in SÉAO;

WHEREAS the Commission municipale du Québec has finalized its work and sent the audit report to the audited municipalities in February 2022;

WHEREAS the City of Beaconsfield has largely complied with all the selected legal requirements related to the publication of contracts in the electronic tendering system and obtained a result of 96%;

WHEREAS in accordance with the *Act respecting the Commission Municipale*, the conformity audit report must be tabled at the first Council meeting following its receipt;

WHEREAS the aforementioned report was tabled at the meeting of February 28, 2022, under resolution 2022-02-072;

WHEREAS the City of Beaconsfield produced an action plan based on the recommendations made by the CMQ;

WHEREAS a follow-up was conducted by the CMQ to assess the implementation of the action plan, and its implementation was deemed satisfactory;

Council take note of the tabling of the follow-up report on the implementation of the recommendations of the conformity audit report on the publication of contracts in the electronic tendering system (SEAO) of the Commission municipale du Québec (CMQ) dated May 2025, in accordance with *Act respecting the Commission Municipale*.

60.3 Authorization to request a grant for Celebrate Canada for 2025-2026

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2025-06-284 It is moved by Councillor Robert Mercuri, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to authorize the Director, Culture and Leisure, Mélanie Côté or a designated representative to request a grant for the annual Celebrate Canada for 2025-2026 in Beaconsfield.

60.4 Mandate given to Bélanger Sauvé law firm to represent the City of Beaconsfield's interests regarding the private property located at 590 Clarendon

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2025-06-285 It is moved by Councillor Roger Moss, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to mandate Bélanger Sauvé law firm to represent the City of Beaconsfield, for the amount of \$15,000.00, plus taxes and expenses, to be defined, in the legal proceedings the private property located at 590 Clarendon.



**Minutes of the Council of Beaconsfield**

60.5 Request to install a commercial terrace in the municipal right-of-way of Beaconsfield Boulevard for the CoCo & Bean business located at 445 Beaconsfield Boulevard

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2025-06-286 CONSIDERING that this request is to install a commercial terrace in the municipal right-of-way in front of the building located at 445 Beaconsfield Boulevard where CoCo & Bean is located for the summer season;

CONSIDERING that this occupation of the municipal right of way will require the withdrawal of two parking spaces on Beaconsfield Boulevard;

CONSIDERING that paving work is scheduled by the City for this portion of Beaconsfield Boulevard in June 2025;

CONSIDERING that this installation will contribute to the animation of Beaufort Village during the summer season;

CONSIDERING that By-law BEAC-120 provides authorization conditions which can apply to this request;

It is moved by Councillor Dominique Godin, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to approve this request for the installation of a commercial terrace in the municipal right-of-way of Beaconsfield Boulevard for CoCo & Bean located at 445 Beaconsfield Boulevard from June 15 to October 20, 2025, when the paving work planned by the City will be completed, under the following conditions:

-Signature of an agreement to return the site to its previous state prior to the work;

- Signature of a responsibility agreement in case of damage to the public right-of-way as a result of the work;

- Payment of the costs related to processing the application for the certificate of authorization for the installation of a terrace for a commercial usage provided in BEAC-045 on permits and certificates;

- Payment of the security deposit required under the tariff by-law for the use of the public right-of-way (section 2.4.7). This deposit is refunded in full when all the rehabilitation work has been carried out to the satisfaction of the Director of Public Works;

- Provide proof that the person carrying out the work holds a liability insurance policy with minimum coverage of one million dollars (\$1,000,000) in effect for the duration of the certificate of authorization;

- Provide landscaping, construction or installation drawings signed by a professional duly authorized to do so, as the case may be;

- Provide any other documents that the Director of Public Works or Director or Urban Planning and Municipal Patrol or their representatives may deem necessary.

60.6 Proclamation to designate June 26 as National Cancer Awareness Day

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2025-06-287 CONSIDERING that National Cancer Awareness Day is a critically important initiative, highlighting the alarming fact that one in two Canadians will face this disease;

CONSIDERING that, by promoting a national awareness day, the goal is to reach a wider audience, inform them of essential resources and encourage greater access to comprehensive wellness support;

It is moved by Councillor Martin St-Jean, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to proclaim June 26 as National Cancer Wellness Awareness Day.

60.7 Request for official recognition of Répit-Ressource by the City of Beaconsfield

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2025-06-288 It is moved by Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to approve the request for official recognition of Répit-Ressource by the City of Beaconsfield.



**Minutes of the Council of Beaconsfield**

60.8 Authorization for street closure for the fireworks as part of the Canada Day celebrations on July 1, 2025, from 9:30 p.m. to 11:00 p.m.

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2025-06-289 It is moved by Councillor Roger Moss, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to authorize the closure:

- Of Beaconsfield Boulevard from City Lane to Beaconsfield Court;

for the fireworks as part of the Canada Day celebrations on July 1, 2025, from 9:30 p.m. to 11:00 p.m.

80. DIRECTORS REPORTS

80.1 Deposit of the Directors reports

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2025-06-290 Are received and accepted for information purposes:

Urban Planning Department's building report for May 2025;  
Report on live and deferred viewing of Council meetings via webcast.

90. NEW BUSINESS

Nil.

95. CLOSING OF MEETING

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It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to close the regular meeting at 9:16 p.m.

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**MAYOR**

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**CITY CLERK**