



**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, July 14, 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

ABSENT:

Councillor 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 July 14, 2025

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2025-07-298 It is moved by Councillor Roger Moss, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to adopt the agenda of the City of Beaconsfield's regular Council meeting of July 14, 2025, as presented.

5. **PUBLIC QUESTION PERIOD**

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His Honour the Mayor presents the Toope Memorial Scholarship and explains that each year, the City of Beaconsfield is pleased to award this scholarship in honour of Reverend Frank Toope and his wife Jocelyn. This scholarship celebrates the commitment and excellence of our young people who help make our community a dynamic and inspiring place. On behalf of the City, His Honour presents the award to Mina Elsa Radmard, a student at Dorval-Jean-XXIII High School. Mina Elsa is an outstanding student who achieved the highest overall average in the enriched International Education program throughout her studies. She also distinguished herself in several extracurricular activities and was a member of the volleyball, futsal, and flag football teams, as well as the ski club. She stands out particularly for her community involvement, notably by organizing theme days at the CHSLD, participating in fundraising campaigns for Moisson Montréal, and hosting orientation days for the first-year high-school students. Mina Elsa truly embodies excellence, commitment, and community spirit. We warmly congratulate her and wish her continued success in her future endeavours.

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

His Honour the Mayor expresses sincere regret for the hardship that everyone has experienced due to repeated flooding of their properties which are due to climate change and heavy rains. He indicates that although the City does not have an immediate solution, it is exploring various measures and strategies to improve the situation. The Mayor notes that the flooding was not only in Beaconsfield but the Montreal region as well. We are all caught in a situation that we need to improve as much and as fast as we can, but there is no miracle solution right now.

A resident indicates that many residents walk through St-James Park regularly. She states that she is aware that the Ministère du Développement durable de l'environnement et des parcs requires that the riverbanks be left mostly untouched for very valid reasons. However, she believes they allow a minimum upkeep such as trimming branches and removing dead trees and bushes. She indicates that there are many dead branches, bushes and vegetation that need to be attended so that residents can benefit from the beauty of our park and the views it offers of lake St-Louis.



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His Honour the Mayor thanks the resident for sharing her thoughts about the vegetation of St-James Park and says that the Public Works team will look at the matter and take the proper actions to maintain the park within the regulations of the Government. He adds that we have started to replace the existing bushes along the road and are in the process of obtaining quotes to replace a larger portion of those bushes.

A resident says that on July 13, she was 2 inches away from having a basement flood due to storm water overflow. She says that she has asked this question at a previous Council meeting and would like an update. In the previous Council meeting, she inquired about the expenditures outlined in By-laws BEAC-163 and BEAC-164, which pertain to structural rehabilitation work of water mains and sewer pipes. She had asked if the City would be directing funds to Basin 21 which is located on the north side and has the largest number of pipes and water flowing through it. She emphasizes that yesterday as well as in August 2024, Hydro was not the problem. Yesterday her ditch was a couple of inches away from overflowing. The storm drain beside her driveway was also 2 inches away from overflowing. She asserts that she has said over and over that there is too much volume flowing through that storm drain, especially when Beaconsfield decided to fill in the many ditches on Grosvenor back in 2008. This then means her house becomes the main house holding all the water in her ditch. As much as she appreciates all the improved communication by the City, she would like to have an update on the research into Basin 21 given the capacity of the infrastructure.

His Honour the Mayor states that power failures did and do have an impact during storms. He adds that when a sump pump is not functioning, there is a greater chance that water accumulates, and a basement gets flooded. The Mayor explains that the administration has provided to Council in May an update of the action plan following the August 2024 Debby storm that was adopted in September 2024 in order to identify measures to improve the drainage network. The City is working to improve the drainage infrastructure and is required to work with many third parties (Montreal for intermunicipal infrastructure, Kirkland, Pointe-Claire, MTQ, CN, CPKR, and the City's consultant). This involves determining the most effective global actions to put in place, and to alleviate and, if possible, to eliminate, the impact of severe weather storms. Regarding the ditch being filled, he asserts that this is the expected role of a ditch. The City has adopted a \$2.2M loan by-law to address issues with the drainage systems, including \$1,500,000M for ditch correction in 2025. A first mandate of about \$800,000 was awarded and another of about \$400,000 is in the tendering process. The Mayor emphasizes that while he sympathizes with the residents affected by floods, any solution recommended must be based on rigorous analysis in the hope that when implemented, floods will not occur. In the meantime, he invites everyone concerned with flooding to visit the City's website and see how they can take measures to protect their property from floods.

A resident who lives on Claude Street says he is writing to bring urgent attention, once again, to a recurring infrastructure failure impacting his property and those of several neighbours in his area. He says that on August 26, 2024, he raised this exact issue at a previous Council meeting. At that time, he had described how the culvert behind their homes regularly became blocked during heavy rainfall, causing severe flooding in their backyards, and says that they were assured that the matter would be investigated. He states that unfortunately, no visible action has been taken, resulting in the residents facing the same problem, less than 12 months later. He adds that the blocked culvert results in flooding of neighbours' backyards up to 3 feet of standing water. This water remains in place until someone manually identifies and clears the blockage somewhere along the culvert's route. He states that this is not an isolated incident but has happened multiple times over the past several years, and the consequences are becoming more serious. In addition to damage to property, landscaping, and drainage systems, the flooding creates safety concerns for families, children, and pets in the area. In fact, he says he met with the City Council on Monday, August 26, 2024, to raise this exact issue. He emphasizes that the recent and deeply concerning development is that their home insurance provider has notified them that they are no longer eligible for water infiltration coverage for the next five years, due to the repeated history of flooding tied to this issue. This decision not only increases his financial vulnerability but also diminishes property value. He



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believes this situation represents a failure in city-managed stormwater infrastructure, and urges Council to prioritize inspection, maintenance, and permanent solutions for this culvert system before further damage or liability occurs. A proactive repair or upgrade would not only prevent future costs for the City and residents but also restore peace of mind to the families affected. He asks Council to allocate resources to inspect and repair this section of culvert before the next major rainfall and thanks them for their time and attention to this matter.

His Honour the Mayor responds that several points addressing these questions and concerns were included in the answer provided in the previous question. He points out that the update of the City's action plan identifying measures to improve the drainage network. He says that in September 2024, the City increased the 2024 budget for drainage to a total of 1.1M\$ and the 2025 budget allocated 1.5M\$, for ditch rehabilitation, totalling over 2.6M\$ in 2 years for drainage infrastructure, demonstrating the City's commitment to addressing flooding concerns. Regarding Claude Street more specifically, cleaning work took place in the stream in the spring. The City also inspected and cleaned the entire storm sewer line on Claude Street in the fall of 2024. This inspection did not reveal any breakage or blockage in the line that could have worsened the impact of the torrential rains. He reiterates that the City is committed to implement solutions that address flooding concerns. However, as explained previously it is important to take the time to conduct a rigorous analysis and to arrive at an optimal solution.

A resident asks an update on the City of Montreal's announcement to implement a new pedestrian-cycle bridge to link REM and REV in Kirkland, crossing Hwy 40. She raises questions such as whether more studies were done to assess the cost/benefit analysis on whether this makes sense considering the number of users, and why the Agglomeration Council makes decision without consulting the residents and elected officials living in the area.

His Honour the Mayor responds that this same resident asked a similar question at the Council meeting in June and he provided an answer showing that the STM focused on improving network and customer experience frequency service efficient connection mode of transport, linear and direct routes, have the right vehicle at the right place at the right time, considering mobility needs to improve accessibility of the network. He notes that the cycle bridge corresponds to the reserved bike path mentioned on Chemin Ste-Marie, and that it is important to note that decisions concerning bus service to the REM for Beaconsfield residents, as well as decisions regarding the REM itself, are made by the STM and the Montreal Agglomeration, and not by the City of Beaconsfield. The bus network and the REM both fall under agglomeration-level jurisdiction and are managed by these broader bodies. In this context, Montreal holds 87% of the votes at the Agglomeration Council. The updates regarding the projects mentioned in your question should also be provided by these authorities. He informs the resident that the City is currently in communication with the STM to request that a meeting with residents be organized, so that their concerns and suggestions can be discussed directly with the responsible authorities. He concludes that should the resident wish to further voice her concerns, she is encouraged to attend a public Agglomeration Council meeting to directly express her comments regarding the bus network or the parking situation at the Kirkland REM station. The next meeting is August 28, at 4 p.m.

A resident, following a request from the Beaurepaire-Beaconsfield Historical Society regarding the use of the City of Beaconsfield's coat of arms, noted the absence of a visual illustration of the coat of arms on the City's website and observed that only a tricolour logo (featuring a tree, a silhouette, and a stylized wave) is commonly used. She asks about the City's policies on the use and visibility of the coat of arms, as well as the origin, description, approval, and policy related to the tricolour logo.

His Honour the Mayor replies that the City's coat of arms and motto have been registered as official trademarks since May 2017, as well as the tricolour logo, which was created and registered the same year in collaboration with Javelot Design. The use of these marks is reserved exclusively for the City: the coat of arms is used for official and legal documents, while the logo is used for general communications. The logo



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was chosen by the Council members in 2017, and its elements represent sustainable development, the City's riverside identity, and community dynamism.

A resident could not attend the Council meeting but wanted to thank the City of Beaconsfield for installing a temporary pump after the July 13, 2025, rainstorm, which helped drain the culvert between Briarwood Park and Claude Street. The resident highlighted that inadequate maintenance of the culvert and ditches by the City had previously led to major flooding and property damage. Despite residents' efforts to keep the area clear, flooding occurred again this year due to debris and insufficient drainage capacity. A temporary pump helped, but further issues arose from leftover logs after tree cutting by the City, which blocked drainage during the flood. Residents request that the City maintain and clear these areas regularly and cautions that temporary measures are not a sustainable solution. The resident urges the City to implement a permanent fix and offers documentation of the events.

His Honour the Mayor thanks the resident for sharing this with Council and indicates that as stated in previous answers, he can be assured that the City is committed to maintaining its infrastructure in a proper state. The extreme repeated weather conditions have become very challenging for all municipalities, not only for Beaconsfield. He confirms that we will share their comments and requests with the team at Public Works.

A resident asks if the LRYC's Clubhouse and swimming pool will still be in place during the construction of the harbour master's office and the implantation of an access road. He then asks what the work plan and budget is to demolish the large clubhouse and the swimming pool.

His Honour the Mayor responds that the work for both of these contracts will not affect the existing clubhouse. The work to install the access road includes the demolition of the swimming pool. He indicates that the clubhouse will be demolished as part of the future contract for the construction of a new cultural centre. The cost for the demolition of the clubhouse has not yet been determined. The cost for the demolition of the pool is estimated at \$10 000.

His Honour the Mayor provides a summary of a resident's comments. First, the resident asks that bus route changes be presented before City Council and be discussed with the general public so that the public be advised in advance. She also asks that the heritage building on Lakeview be preserved and that the demolition of the building on St-Louis be refused.

His Honour the Mayor responds that the resident's comments regarding the STM routes have been noted but also outlines that the STM comes under the Agglomeration, and as such the Agglomeration determines how the STM will operate. He informs the resident that Council will be voting on the demolitions at this evening's Council meeting, including the one on St-Louis, to which the resident referred.

A resident thanks the Mayor for reading his letter and brings to the attention of Council the fact that the infrastructure is not working as intended. He says that during the rainstorm on Sunday, he and his neighbour, along with their kids were in the culvert trying to remove debris. He says that he has had 36-40 inches of standing water on his property, and that this has caused significant damage. He says that a significant portion of his net worth is in their home, as it is likely the case for most residents. He says that Council's response is that everyone is sympathetic to the problem, but that there is no short-term solution. He asserts that yesterday's events are not rare. He asks, if it happens again tomorrow, what can he do, as a homeowner, to protect his investment in the absence of any intervention from the City.

The General Director, Mr. Patrice Boileau, responds that the City is looking at various options. He notes that the water that affects this resident comes from Pointe-Claire. He informs the resident that the City has already done some interventions, and we had hoped that they were helpful and potentially were sufficient. He says that the City will have to look into the resident's area again. He wishes that there was an immediate solution. However, he assures the resident that the City has an action plan and the City is moving on this. Mr. Boileau assures the resident that they have his



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coordinates and will be in touch concerning this issue.

The resident asserts that it is going to happen again, his property will be flooded, and that unfortunately, he has lost his insurance. He asks what he can do to protect his investment. He says he will explore solutions to protect his home until the City fixes the culvert.

A resident says that she lives at the corner of Elm and Tower. She says that this Sunday's rainfall was the third flood in four years and talks about the three feet of stinky dirty water in the garage that the residents have had to dig out. She informs Council that she is no longer insured, and as a result is personally bearing the financial result of what is not happening quickly enough on the part of the City. She says that the residents are all aware of the five-year plan. She says that they would like to know what the study results have been, and deplores that they are all living with this problem as they expect this five-year plan. She informs Council that a lot of the residents have been responsible for doing what they can, but that they need something to bridge to the five years. Her building becomes the reservoir for all the rainfall. She says that the residents feel abandoned and emphasizes the need for a solution right now. She asks four questions: what is the outcome of the study, what is the plan in the short term, how did these houses even get built, and she seeks to understand why the City is not demonstrating a greater sense of urgency. Does someone need to get hurt? The resident states that it is not best practice in terms of ESG to talk about climate change as something that we are just going to have to live with. She also notes that the millions of dollars that the City is not willing to spend is instead being spent by residents. The same resident asserts that she and the residents in her area need this area to be a priority. She notes that they were told that they were a priority and says that there should be some areas in which there should be an automatic dispatch of help in the event of heavy rainfall.

Mr. Boileau empathizes with what the resident is going through. He informs her that we do not at present have the results of the study. He explains that the City expected to have the outcome soon but there is no point in putting together something in the short term that does not work, nor does he wish to create a false sense of security. He notes that a lot of water comes from Kirkland and Pointe-Claire. He informs the resident that the good news is that Kirkland uses the same consultant as we do and that they are willing to share data. He explains that the City cannot put millions of dollars of measures into place when the situation in question is the responsibility of the agglomeration. Regarding the question of how these houses got built, Mr. Boileau reassures the resident that the plans respect the City's by-laws, or else a permit is not issued. He notes that the soil condition is the responsibility of the developer and that all construction should be protected from floods to a certain extent. He reiterates that the amount of rain was exceptional and hopefully this situation will not recur. Mr. Boileau responds that the City is not unwilling to spend the money, but that it has to be spent on the right interventions. He mentions that the UMQ and the FQM put out a report with the millions of dollars needed, and that the Government did not come up with very interesting grants unfortunately. He confirms that everything we can do short term we are going to do it. He says that we are spending quite a bit of money fixing drainage of residents that inform us that they have a problem with drainage. We have added \$500,000 dollars to help drainage and this year as well there is \$1.5M being added that we are hoping will help. Obviously larger underground infrastructure is another story, but we are looking at it. Mr. Boileau responds that an automatic dispatch is a good point and that the City can try to work something out on this front. However, he says that no one expected 80 millimetres of rain this past Sunday. He says that they were expecting 10 millimetres of rain, and that we would not be able to get the pumps out for 10 millimetres. However, he agrees that he does not want for the residents to have to monitor rainfall and that they can always get in touch with Municipal Patrol if they need help.

A resident on Claude Street says that she fully supports all that her neighbours and those people in a different district have said, but stresses that this is definitely not an unusual situation and states that we must expect heavy rainfall. She adds that above health, safety, and property damage, every time it rains, she has to go home to monitor the situation. She is frustrated that during the most recent rainfall; she was not able to reach anyone from the City. She says that residents should not have to



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arrange their time around rainfalls. She further claims that there is a short-term solution and if the City could be more prepared to have people go to known areas where there are these problems and put pumps in place, it would provide assurance that we are safer than we feel right now.

Mr. Boileau says that he appreciates this suggestion and that it is readily feasible that the City has a person available to answer the phones. He notes that we do this on holidays and might also be implemented during heavy rainfall. He also says that we can certainly consider sending out a pump. He expresses appreciation for the resident's suggestion.

A resident says that he believes that it is important to punctuate the importance of having a priority, if the City is aware that the culvert or a particular location on Elm is a real issue. He says that he lives near the end of Claude Street and there were 4 feet of water at its deepest. He says that during the rain yesterday he was in his yard and the water was 10 feet away from the house. He expresses frustration because he is a taxpayer and he pays, like everyone in Beaconsfield, a lot of money in taxes. To sum up, he asserts that there was a lot of debris, and that cleaning the culvert is something simple that can be done several times a year to prevent this kind of thing from happening. He asserts that he is relatively new to Beaconsfield and is very frustrated as there is a risk to millions of dollars to property right now.

A resident mentions that she wants to ensure that she is not being forgotten as a senior citizen. Furthermore, she is proof that there are things that have improved, there are makeshifts that have been put in place, but they are not a permanent solution. She states that with all the houses being built, and the REM coming in, we just cannot just send this much water through. She explains that she lives on a corner and gathers all runoff from the upper portion of the street. She notes that she challenged the City in 2008, and now she has three lines of water coming at her and it still can not flow out.

A resident says that there is a creek between Meadowbrook and Celtic. On Celtic the land is higher, whereas on Meadowbrook the land is lower. She asks what the short-term plans are for the City to take care of the stream. She says that they frequently have power outages because there are a lot of dead branches, the stream is dirty, and she has not seen the City clean the stream or take action to ensure that the stream does not overflow. She says that yesterday her backyard was flooded. She would like to know whether there is any plan to take care of the stream and if the land can be raised.

The General Director, Mr. Patrice Boileau, responds that the stream is the responsibility of the Agglomeration and that we have to work with the Agglomeration. The City cleans the part that is on public property and often picks up logs that do not come from the City. He says that there is often debris in the stream that he believes comes from residents and that the City removes a lot of debris from the stream as a result. He notes that the City sent some letters asking the residents to clean up their yards, but that they cannot go into private yards backyard without permission. The creek was cleaned on Friday, and he asserts that the City cleans it on a regular basis. He says that the City is doing its part, the residents need to do their job to clear their yards. Mr. Boileau responds that in cases concerning private property the City would need to get the authorization of the Minister of the environment. He suggests the resident calls Urban planning department to have their assessment. He indicates that the provincial regulations are very strict regarding what can be done to riverbanks.

The question period ends at 9:20 p.m.

10. MINUTES

10.1 Adoption of the minutes of the City of Beaconsfield's regular Council meeting of June 16, 2025

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2025-07-299 It is moved by Councillor David Newell, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to approve the minutes of the City of Beaconsfield's regular Council meeting of June 16, 2025, at 8:00 p.m.



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20. CONTRACTS

20.1 Awarding of contract 681-25-GC for the resurfacing of flexible pavements on Lakeshore between St-Louis and Neveu to the lowest conforming bidder, Roxboro Excavation Inc., in the amount of \$229,000.00, all taxes included

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2025-07-300 It is moved by Councillor Martin St-Jean, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to award contract 681-25-GC for the resurfacing of flexible pavements on Lakeshore between St-Louis and Neveu to the lowest conforming bidder, Roxboro Excavation Inc., in the amount of \$229,000.00, all taxes included; and

To authorize the Finance and Treasury Department to charge the expense to budget code 22-321-00-711. This expense will be financed by tax revenues.

20.2 Awarding of contract 685-25-GC for the construction of a harbour master's office on the Centennial Marina property to the lowest conforming bidder, Construction Matteau Inc., in the amount of \$1,173,776.33 all taxes included

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2025-07-301 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.

WHEREAS during the meeting of February 24, 2025, Council awarded a contract for professional services to 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;

WHEREAS during the meeting of May 20, 2025, Council adopted the 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".

It is moved by Councillor Dominique Godin, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED:

To authorize the awarding of contract 685-25-GC for the construction of a harbour master's office on the Centennial Marina property to the lowest conforming bidder, Construction Matteau Inc., in the amount of \$1,173,776.33 all taxes included;

To authorize the Finance and Treasury Department to charge the expense to budget code 22-729-00-722. The costs of this expenditure will be financed by the loan by-law BEAC-168.

20.3 Awarding of contract 686-25-GC for the implantation of an access road leading from Beaconsfield Boulevard to the boat launch at Centennial Marina, including services for the watermain and the pluvial and sanitary sewer to the lowest conforming bidder, Les Entreprises Cogenex Inc., for the amount of \$1,119,811.66 all taxes included

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2025-07-302 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



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Reading Yacht Club stipulates that a new harbour master's office be constructed at the City's expense before the demolition of the clubhouse;

WHEREAS the implantation of the access road will provide secure passage to the new harbour master's office and the boat ramp for users of the site;

WHEREAS during the meeting of May 20, 2025, Council adopted the By-law BEAC-169 entitled "By-law to authorize a loan of \$885,000 for the implantation of an access road leading from Beaconsfield Boulevard to the boat launch at Centennial Marina, including services for the watermain and pluvial and sanitary sewer";

It is moved by Councillor Robert Mercuri, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED:

To authorize the awarding of contract 686-25-GC for the implantation of an access road leading from Beaconsfield Boulevard to the boat launch at Centennial Marina, including services for the watermain and the pluvial and sanitary sewer to the lowest conforming bidder, Les Entreprises Cogenex Inc., in the amount of \$ 1,119,811.66 all taxes included;

To authorize the Finance and Treasury Department to charge the expense to budget code 22-729-00-722. To provide for the payment of this expenditure, an amount of \$835,340.52 will be charged to loan by-law BEAC-169, and the balance of \$284,471.14 will be charged to the working fund and will be reimbursed in 10 yearly instalments starting the year following the disbursement.

- 20.4 Awarding of a mandate by mutual agreement (RGC 2025-20) for the purchase of a municipal patrol vehicle, to Ford Lincoln West Island, in the amount of \$73,860.46, all taxes included

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- 2025-07-303 It is moved by Councillor Martin St-Jean, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to award a mandate by mutual agreement (RGC 2025-20) for the purchase of a municipal patrol vehicle, to Ford Lincoln West Island, \$73,860.46, all taxes included; and

To authorize the Finance and Treasury Department to charge the expense to budget code 22-311-00-724. This expense is financed by the Working Fund and will be reimbursed in five yearly instalments starting the year following the disbursement.

30. FINANCE AND TREASURY

- 30.1 Approval of the list of accounts payable as of July 14, 2025, and of the list of pre-authorized payments for the period of June 5, 2025, to June 15, 2025, and for the period of June 17, 2025, to July 2, 2025, for a total disbursement of \$4,275,625.47

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- 2025-07-304 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 July 14, 2025, regarding expenses for financial and investment activities totalling \$1,332,694.67; and

To approve the list of pre-authorized payments from June 5, 2025, to June 15, 2025, and for the period of June 17, 2025, to July 2, 2025, totalling \$2,329,778.51 and electronic payments, for the same period, of salaries paid to municipal employees, bank fees and the debt service, totalling \$613,152.29; and

That all these disbursements totalling \$4,275,625.47 be drawn from the City's bank account at Royal Bank of Canada, Beaconsfield branch.



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30.2 Appropriation of the Working fund to finance work carried out at the arena

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2025-07-305 WHEREAS By-law BEAC-105 entitled "By-law authorizing a loan of \$2,690,000 for the extension of the Recreation Centre" was adopted on January 25, 2016;

WHEREAS By-law BEAC-150 entitled "By-law authorizing a loan of \$5,063,121 for the renovation and upgrading of the Recreation Centre – skating rink section, equipment and structure" was adopted on January 23, 2023;

WHEREAS subsequent technical analyses have revealed more significant issues than originally anticipated;

WHEREAS call for tenders 653-24-GC regarding the renovation of the ice rink at the Recreation Centre reflected repairs to the arena that were different from certain elements of By-law BEAC-150;

WHEREAS contract 653-24-GC concerning the renovation of the ice rink at the Recreation Centre was awarded on April 22, 2024, to the lowest compliant bidder, namely Construction Arcade, for the amount of \$5,498,000, all taxes included, by resolution 2024-04-130, and provided that the expenditure would be financed by Loan By-laws BEAC-150 and BEAC-105;

WHEREAS it is necessary to carry out certain works that are more substantial than those provided for in By-laws BEAC-105 and BEAC-150 (see attached analysis);

WHEREAS there is a need to finance certain works from the working fund;

WHEREAS the duration of financing for the works on the skating rink section will be reduced to approximately 17 years rather than 20 years as provided for in By-laws BEAC-105 and BEAC-150, and that the overall upcoming renovation of the recreation centre financing period will be reduced to approximately 38 years rather than 40 years as provided for in By-law BEAC-167 entitled "By-law authorizing a loan of \$39,805,000 for the expansion and redevelopment of the Recreation Centre and municipal pool," which came into force on June 27, 2025;

It is moved by Councillor Roger Moss, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED to authorize the appropriation of an amount of \$1,990,056 from the working fund to finance works not provided for in Loan By-laws BEAC-105 and BEAC-150. This appropriation will be reimbursed over 10 annual instalments, with repayment beginning in the year following disbursement.

30.3 Resolution on the distribution and composition of immovable subcategories

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2025-07-306 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 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;



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WHEREAS this written guidance on the distribution and composition of immovable subcategories and its transmission to the assessor was adopted on June 16, 2025, by resolution 2025-06-246;

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

WHEREAS CUBF code 9100 (undeveloped and unused land area) proposed in the orientation does not constitute a residential usage and has been removed from the distribution and composition hereunder;

It is moved by Councillor Dominique Godin, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to adopt 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

To adopt 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.

- 30.4 Approval of a \$150 contribution to GerontoLogis for the purchase of an advertisement in their Outstanding Senior Awards programme for the year 2025

- 
- 2025-07-307 It is moved by Councillor Martin St-Jean, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to approve a \$150 contribution to GerontoLogis for the purchase of an advertisement in their Outstanding Senior Awards programme for the year 2025; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-721-80-992.

40. BY-LAWS

- 40.1 Request for a review of the Demolition Committee's decision of June 3, 2025, pertaining to the building located at 138 St-Louis

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- 2025-07-308 It is moved by Councillor Dominique Godin, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to APPROVE the Demolition Committee's decision of June 3, 2025, and to AUTHORIZE the application for a certificate of authorization to demolish a building located at 138 St-Louis according to the reasons indicated in the Demolition Committee decision and subject to the applicable regulation and the following conditions:

- That the applicable park fees, be paid in the manner established by Council;
- That the replacement program submitted to the Planning Advisory Committee be approved by Council;
- That the demolition be completed within the period specified in the by-law;



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- That the trees be preserved, wherever possible and that a minimum protection perimeter around each of the existing trees be established and erected in accordance with the provisions of the zoning by-law before the demolition of the building;
- That the environmental sustainability of the demolition project be demonstrated, including the opportunity to salvage and reuse the building's materials and equipment, before the issuance of a demolition permit.

40.2 Request for a review of the Demolition Committee's decision of June 3, 2025, pertaining to the building located at 516 Lakeshore

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2025-07-309 It is moved by Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the Demolition Committee's decision of June 3, 2025, and to AUTHORIZE the application for a certificate of authorization to demolish a building located at 516 Lakeshore, according to the reasons indicated in the Demolition Committee decision and subject to the applicable regulation and the following conditions:

- That the applicable park fees, be paid in the manner established by Council;
- That the replacement program submitted to the Planning Advisory Committee be approved by Council;
- That the demolition be completed within the period specified in the by-law;
- That the trees be preserved, wherever possible and that a minimum protection perimeter around each of the existing trees be established and erected in accordance with the provisions of the zoning by-law before the demolition of the building;
- That the environmental sustainability of the demolition project be demonstrated, including the opportunity to salvage and reuse the building's materials and equipment, before the issuance of a demolition permit.

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.*

2025-07-310 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on July 2, 2025, for the property located at 163 Beacon Hill;

CONSIDERING THAT the request for minor exemption is to authorize the construction of a projected gallery of a height greater than 1.21 metres to be built at a distance of 7.5 metres away from the rear landsite line, whereas the zoning by-law prescribes a minimum distance of 9 metres, representing an encroachment of 1.5 metres in the rear setback;

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

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

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the minor exemption request to authorize the construction of a projected gallery of a height greater than 1.21 metres to be built at a distance of 7.5 metres away from the rear landsite line, whereas the zoning by-law prescribes a minimum distance of 9 metres, representing an encroachment of 1.5 metres in the rear setback for the property located at 163 Beacon Hill;



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It is moved by Councillor David Newell, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to APPROVE the request for a minor exemption to authorize the construction of a projected gallery of a height greater than 1.21 metres to be built at a distance of 7.5 metres away from the rear landsite line, whereas the zoning by-law prescribes a minimum distance of 9 metres, representing an encroachment of 1.5 metres in the rear setback for the property located at 163 Beacon Hill.

VOTES IN FAVOUR:

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

VOTES OPPOSED:

None

ABSTENTION:

Councillor Robert Mercuri

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

45.2 Request for a minor exemption for the property located at 441 Beaconsfield

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2025-07-311 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on July 2, 2025, for the property located at 441 Beaconsfield;

CONSIDERING THAT the request for minor exemption is to authorize, in zone C120, the installation of a detached sign on a post or pedestal with a surface area of 2.23 square metres, whereas the zoning by-law prescribes that the detached sign on a post or pedestal must have a surface area not exceeding 1.5 square metres, representing a difference of 0.73 square metres;

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

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

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the minor exemption request to authorize, in zone C120, the installation of a detached sign on a post or pedestal with a surface area of 2.23 square metres, whereas the zoning by-law prescribes that the detached sign on a post or pedestal must have a surface area not exceeding 1.5 square metres, representing a difference of 0.73 square metres for the property located at 441 Beaconsfield;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the request for a minor exemption to authorize, in zone C120, the installation of a detached sign on a post or pedestal with a surface area of 2.23 square metres, whereas the zoning by-law prescribes that the detached sign on a post or pedestal must have a surface area not exceeding 1.5 square metres, representing a difference of 0.73 square metres for the property located at 441 Beaconsfield.

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 78 Woodland

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2025-07-312 CONSIDERING THAT a building permit application was filed for a new main building located at 78 Woodland;

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



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CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the July 2, 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 78 Woodland;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to a building permit application for a new main building located at 78 Woodland.

- 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 1 Beaconsfield
- 

- 2025-07-313 CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 1, 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 July 2, 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 1, Beaconsfield;

It is moved by Councillor David Newell, seconded by Councillor Robert Mercuri 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 1 Beaconsfield.

- 45.5 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the modification of the facade of the main building located at 88 Jasper
- 

- 2025-07-314 CONSIDERING THAT a building permit application was filed for the modification of the facade of the main building located at 88 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 submitted with the building permit application at the July 2, 2025, meeting and is of the opinion that:

- the objective to propose sustainable, quality architecture is not respected, because the criteria on sills, stairs and access ramps integrate with the architectural composition of the building is not fulfilled;
- the objective for the construction, extension or modification project respects the character of the area and the dominant characteristics is not respected, because the criterion on the elements of decoration must be sober and fit in accordance with the architectural characteristics of the sector is not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to the building permit application for the modification of the facade of the main building located at 88 Jasper;

It is moved by Councillor David Newell, seconded by Councillor Robert Mercuri and RESOLVED to REFUSE the SPAIP relating to the building permit application for the modification of the facade of the main building located at 88 Jasper.



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VOTES IN FAVOUR:

Councillors Dominique Godin, David Newell

VOTES OPPOSED:

Councillors Martin St-Jean, Robert Mercuri, Roger Moss

**THE MOTION IS DEFEATED.**

It is then moved by Councillor Martin St-Jean, seconded by Councillor Robert Mercuri and RESOLVED to APPROVE the SPAIP relating to the building permit application for the modification of the facade of the main building located at 88 Jasper.

VOTES IN FAVOUR:

Councillors Martin St-Jean, Robert Mercuri, Roger Moss

VOTES OPPOSED:

Councillors Dominique Godin, David Newell

**THE MOTION IS CARRIED. THE REQUEST FOR THE APPROVAL OF THE SPAIP RELATING TO A BUILDING PERMIT APPLICATION FOR THE MODIFICATION OF THE FACADE OF THE MAIN BUILDING LOCATED AT 88 JASPER IS APPROVED.**

45.6 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 149 Stonehenge

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2025-07-315 CONSIDERING THAT on January 20, 2025, Council adopted resolution 2025-01-027 approving the site planning and architectural integration programme for a building permit application at 149 Stonehenge;

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

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the permit application at the July 2, 2025, meeting and is of the opinion that: the objective to propose sustainable, quality architecture is not respected, because the criteria on (1) the exterior cladding materials are durable, with sober colours and compatible with the surrounding buildings (2) exterior cladding materials and architectural components match together, in form, texture and colour are not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to a building permit application to modify the already approved plan at 149 Stonehenge;

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 149 Stonehenge.

45.7 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the modification of the facade of a main building located at 169 Epping

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2025-07-316 CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 169 Epping;

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



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CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the July 2, 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 169 Epping;

It is moved by Councillor David Newell, seconded by Councillor Roger Moss 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 169 Epping.

- 45.8 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 93 Heritage
- 

- 2025-07-317 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 93 Heritage;

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 July 2, 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 match together, in form, texture and colour is not fulfilled;

WHEREAS to comply with these objectives and criteria, the applicant should propose ornamental balusters in a material other than wood for the front porch railing;

WHEREAS new plans were submitted on the July 7, 2025, which, according to the Planning Advisory Committee, meet the objectives and criteria to be respected;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the SPAIP relating to a building permit application for the extension of the main building located at 93 Heritage;

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 Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to a building permit application for the extension of the main building located at 93 Heritage, according to the plans filed on July 7, 2025.

- 45.9 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 138 Carlton
- 

- 2025-07-318 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 138 Carlton;

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 July 2, 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 the extension of the main building located at 138 Carlton;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to a building permit application for the extension of the main building located at 138 Carlton.

- 45.10 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 226 Woodside
- 

- 2025-07-319 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 226 Woodside;

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 July 2, 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 226 Woodside;

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 for the extension of the main building located at 226 Woodside.

- 45.11 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
- 

- 2025-07-320 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 July 2, 2025, meeting and is of the opinion that:  
- the objective to propose sustainable, quality architecture is not respected, because the criterion the exterior cladding materials and architectural components match together, in form, texture and colour are not fulfilled;

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

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.

- 45.12 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 Beaurepaire
- 

- 2025-07-321 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 525 Beaurepaire;



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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 July 2, 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 525 Beurepaire;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to a building permit application for the extension of the main building located at 525 Beurepaire.

45.13 Request the approval of the Site Planning and Architectural Integration Programme (SPAIP) to carry out backfilling work on the property located at 203 Stonehenge

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2025-07-322 CONSIDERING THAT a request was filed to carry out backfilling work for the property located at 203 Stonehenge;

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 July 2, 2025, meeting and is of the opinion that:

- the objective to minimize impacts on neighbouring properties is not respected, because the criterion on the projected finished grades do not increase the amount of storm water directed towards neighbouring properties is not fulfilled;

WHEREAS to comply with these objectives and criteria, the applicant must add drainage on the east side of the accessory building, in the backfill, to direct water runoff toward the front of the property;

WHEREAS new plans were submitted on July 10, 2025, which, according to the Planning Advisory Committee, meet the objectives and criteria to be respected;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the SPAIP relating to the permit application to carry out backfilling work on the property located at 203 Stonehenge, according to the plans submitted on July 10, 2025;

It is moved by Councillor David Newell, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to the permit application to carry out backfilling work on the property located at 203 Stonehenge, according to the plans submitted at the Planning Advisory Committee meeting on July 2, 2025.

45.14 Request for the issuance of a certificate of authorization for the installation of a sign for the business located at 441 Beaconsfield

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2025-07-323 CONSIDERING THAT a certificate of authorization application was filed for the installation of a sign at 441 Beaconsfield;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Programmes 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 July 2, 2025, meeting and is of the opinion that:



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- the objective on the sign must take into account his environment is not respected, because the criterion on the sign must integrate with its environment and therefore create an harmonious visual environment is not fulfilled;
- the objective on the sign design must give a style, a personality, a cachet or an atmosphere to Beaurepaire's Commercial Sector within the "Green Village" concept is not respected, because the criterion on the shape of the sign and the conception will have to show creativity in respect to the rules of the art is not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the issuance of a certificate of authorization for the installation of a sign at 441 Beaconsfield;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to REFUSE the issuance of a certificate of authorization for the installation of a sign at 441 Beaconsfield.

45.15 Acceptance of an amount of \$64,999.00 for park fees to be paid by the owner of lot 1 417 392 (78 Woodland) 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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2025-07-324 It is moved by Councillor Martin St-Jean, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to ACCEPT the amount of \$64,999.00 for park fees to be paid by the owner of lot 1 417 392 (78 Woodland) to the City, according to By-law BEAC-128 concerning contributions for the establishment, maintenance and improvement of parks, playgrounds and natural areas on the City of Beaconsfield's territory, equivalent to 10% of the \$649,990.00 standardized municipal value of lot 1 417 392, 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 July 2, 2025

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2025-07-325 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 July 2, 2025.

53.2 Minutes of the Traffic Advisory Committee meeting of June 13, 2025

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2025-07-326 It is moved by Councillor Martin St-Jean, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED to approve the minutes of the Traffic Advisory Committee meeting of June 13, 2025.

53.3 Minutes of the Environmental Advisory Committee meeting of May 6, 2025

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2025-07-327 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 May 6, 2025.

53.4 Deposit of the minutes of the Demolition Committee meeting of June 3, 2025

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2025-07-328 Council takes act of the minutes of the Demolition Committee meeting of June 3, 2025.

60. GENERAL

60.1 Adoption of the policy GRECOMM-006, entitled "Policy relating to toponymic naming"

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2025-07-329 WHEREAS policy CL-49 concerning the naming of public property and spaces in the City of Beaconsfield, adopted on October 26, 2010, by resolution 2010-04-178, required revision to meet the toponymic needs within the territory of the City of Beaconsfield;

WHEREAS it is appropriate to introduce a new policy, GRECOMM-006, entitled "Policy relating to toponymic naming";

It is moved by Councillor Martin St-Jean, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to ADOPT policy GRECOMM-006, entitled "Policy relating to toponymic naming".

60.2 Adoption of the policy GRECOMM-007, entitled "Policy gift acceptance policy pertaining the Cultural Centre Capital Campaign"

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2025-07-330 It is moved by Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to ADOPT of the policy GRECOMM-007, entitled "Gift acceptance policy pertaining to the Cultural Centre Capital Campaign".

60.3 Authorization to hold the event Karma Yoga for a cause at Centennial Park on Friday, August 8, 2025, from 4 to 8:30 p.m.

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2025-07-331 CONSIDERING that this event is an outdoor yoga class and a fundraiser in collaboration with the Leukemia and Lymphoma Society;

It is moved by Councillor Dominique Godin, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to authorize the holding of the event Karma Yoga for a cause at Centennial Park on Friday, August 8, 2025, from 4 to 8:30 p.m.

70. AGGLOMERATION COUNCIL

70.1 Mayor's report on the decisions made by the Agglomeration Council at its meeting of June 19, 2025

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2025-07-332 His Honour the Mayor reported that several million dollars had been spent by the City of Montreal. The Association of Suburban Municipalities (ASM) voted against two items on the agenda, as the amounts to be paid respectively by the ASM and by the City of Montreal were not clearly defined. Nevertheless, these items were still adopted, since the City of Montreal holds the majority of votes within the Agglomeration.

80. DIRECTORS REPORTS

80.1 Deposit of the Directors reports

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2025-07-333 Are received and accepted for information purposes:

Urban Planning Department's building report for June 2025;  
DDO dispatch centre's report for January, February and 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 Dominique Godin, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED to close the regular meeting at 9:40 p.m.