



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, August 25, 2025, at 8:00 P.M.

WERE PRESENT:

Councillor Robert Mercuri, from District 3, acts as Acting Mayor in the absence of Mayor Georges Bourelle and Councillors Dominique Godin, Martin St-Jean (arrives late), David Newell, Roger Moss, Peggy Alexopoulos

ABSENT:

His Honour the Mayor Georges Bourelle

ALSO PRESENT:

Patrice Boileau, Director General, Nathalie Libersan-Laniel, City Clerk and Director of Public Affairs, Dominique Quirk, Assistant City Clerk

1. **OPENING OF MEETING**

His Honour the Acting Mayor calls the meeting to order.

2. **AGENDA**

2.1 Adoption of the agenda of the City of Beaconsfield's regular Council meeting of August 25, 2025

2025-08-334 It is moved by Councillor Dominique Godin, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED to adopt the agenda of the City of Beaconsfield's regular Council meeting of August 25, 2025, with the following modifications:

- Additional item 2.2:
 - o 2.2 Appointment of Councillor Robert Mercuri to chair the present meeting and fill the position of Acting Mayor until August 31, 2025, following the relinquishment of the office of Acting Mayor by Councillor Roger Moss

- Withdrawal of items 40.5 to 40.8 :
 - o 40.5 Adoption, with modifications, of 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"
 - o 40.6 Adoption, with modifications, of 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"
 - o 40.7 Adoption, with modifications, of 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"
 - o 40.8 Adoption, with modifications, of By-law 720-130 entitled "By-law amending Zoning



Minutes of the Council of Beaconsfield

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"

- 2.2 Designation of Councillor Robert Mercuri to chair the present meeting and to fill the position of Acting Mayor until August 31, 2025, following Councillor Roger Moss's renunciation of the position of Acting Mayor
-

- 2025-08-335 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to designate Councillor Robert Mercuri to chair the present meeting and to fill the term of Acting Mayor until August 31, 2025, inclusively, Councillor Roger Moss having relinquished in writing on August 21, 2025, the position of Acting Mayor that had been entrusted to him by resolution 2025-04-182 at the Council meeting of April 22, 2025.

5. PUBLIC QUESTION PERIOD
-

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

Councillor Martin St-Jean arrives at the beginning of the question period.

A resident expresses concern about the increasing danger on Lakeshore due to groups of cyclists who ignore stop signs and travel at excessive speeds, putting families and children at risk. She asks that Council commit by a specific date to a traffic-calming plan (speed humps/cushions, raised crosswalks, enhanced signage and pavement markings, and a seasonal campaign with education and targeted enforcement) and that Council take immediate measures as early as this year.

His Honour the Acting Mayor indicates that this matter will be added to the agenda of the next meeting of the Traffic Advisory Committee ("CCC") for more detailed analysis and discussion with the SPVM (Montreal Police Service). The five proposed solutions will be presented to the CCC members.

A resident requests an update on the City's infrastructure analysis. She would like to know what the markings shown on a City plan mean with respect to one of the pipelines on her street and on the street behind her residence. She also asks what the arrows painted on the street in front of her house signify.

His Honour the Acting Mayor indicates that the markings on the City's website show the sewer lines that were cleaned and inspected this summer. The work was carried out earlier this year. The arrows on the roadway indicate the locations of storm drains to facilitate snow removal operations.

A resident expresses concern about construction debris being left at the curb during bulky-item collections, the improper disposal of materials such as paint, and the handling of electronic devices. She asks that container rentals be required for renovation work, that these costs not be borne by taxpayers through bulky-item pickup, that electronics be excluded from collections, and that they be directed to a recycling center.

His Honour the Acting Mayor indicates that the bulky-item pickup service was created for this purpose. It is a service the municipal council chose to offer residents. Among other benefits, it helps prevent illegal dumping throughout the City. Maximum quantities and rules on item types must be respected. He invites residents to contact the municipal patrol to report a non-compliant bulky item.

A resident states that the approval request for Ferme Rêveuse should be refused (item 60.4) due to the sale of meat. She comments on the restoration of Meadowbrook Creek in relation to item 60.9 and on the protection of heritage buildings. She also asks that the Thin Blue Line insignia be prohibited.



Minutes of the Council of Beaconsfield

His Honour the Acting Mayor indicates that her comments have been taken into account and that the item concerning Ferme Rêveuse will be put to a vote this evening. The other remarks will be forwarded to the administration for follow-up, as applicable.

A resident and president of the Association for the Protection of Angell Woods (APBA-APAW) expresses concern about the proposed by-law that changes the zoning and protection of Angell Woods from "park" to "conservation," allowing infrastructure and development within and outside wetlands. He asks why these changes appear in the draft by-law.

His Honour the Acting Mayor indicates that these items were withdrawn from the agenda to allow further discussions. Mr. Patrice Boileau, Director General, adds that the intention remains to protect the site and to achieve the required conformity with the Agglomeration Land Use and Development Plan. He invites APBA-APAW to meet with Urban Planning promptly to clarify the matter.

A resident states that the proposed by-law on Angell Woods appears to reverse the original intent by multiplying exceptions in the protected area. He asks whether Council was aware of these changes.

His Honour the Acting Mayor indicates that Council's intent is to protect and conserve. If the wording does not reflect that, it will be reviewed together with the APBA-APAW group.

A resident living adjacent to the Beaconsfield Cultural Centre project expresses concerns about privacy and nuisances for residents adjoining the Cultural Centre project. He asks whether the City could build a privacy screen or allow residents to do so.

His Honour the Acting Mayor indicates that Council has taken note of the concerns and has already adjusted the project following meetings. He adds that the City generally does not carry out this type of work on private property. A fence on the property is permitted under the by-law, but anything beyond a fence would require analysis. He indicates that the elected officials will discuss the matter again and will get back to him either through the district councillor or the administration.

A resident asks a question about the proposed by-law concerning Angell Woods. She asks what the significance is of the clause on expansion/reconstruction provided for in an agreement entered into before the December 2023 deadline.

His Honour the Acting Mayor refers to the Director General, who explains that this clause stems from the agglomeration's regulatory amendments on wetlands filed in December 2023. Agreements prior to that date therefore remain valid. To the City's knowledge, no such agreement applies to Angell Woods.

A resident questions the addition of the specific framework for wetlands in a conservation park, which seems to allow developments.

His Honour the Acting Mayor refers to the Director General, who explains that the addition is to meet the concordance requirements of the Agglomeration Land Use and Development Plan of Montreal. The City is obligated to ensure concordance. He reiterates that the City's intention is the full conservation of Angell Woods.

A resident asks about the status of the legal action against Montreal and the Agglomeration concerning the "quotes-parts" file.

His Honour the Acting Mayor indicates that the timelines are normal for this type of case. Recent procedural steps will allow additional witnesses to be heard, and a timetable is moving forward. We remain cautiously optimistic and are continuing the process.

A resident questions the maintenance cost of the Recreation Centre and whether it is justified given recent investments.

His Honour the Acting Mayor indicates that this is the final year of a multi-year maintenance contract. A credit related to a municipal employee who



Minutes of the Council of Beaconsfield

performed part of the work is no longer applicable, which increases the cost. Council is aware and is examining options while ensuring continuity of maintenance.

The question period ends at 8:35 p.m.

10. MINUTES

10.1 Approval of the minutes of the City of Beaconsfield's Public Consultation of July 14, 2025, at 7:30 p.m.

2025-08-336 It is moved by Councillor Martin St-Jean, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to approve the minutes of the City of Beaconsfield's Public Consultation of July 14, 2025, at 7:30 p.m.

10.2 Adoption of the minutes of the City of Beaconsfield's regular Council meeting of July 14, 2025

2025-08-337 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED to approve the minutes of the City of Beaconsfield's regular Council meeting of July 14, 2025, at 8:00 p.m.

20. CONTRACTS

20.1 Awarding of contract 682-25-GC for work on the storm sewer network "phase 2" to the lowest conforming bidder, Pavages d'Amour Inc., in the amount of \$560,025.98, all taxes included

2025-08-338 It is moved by Councillor Roger Moss, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to award contract 682-25-GC for work on the storm sewer network "phase 2" to the lowest conforming bidder, Pavages d'Amour Inc., in the amount of \$560,025.98, 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-164.

20.2 Awarding of contract 683-25-GC for the cleaning and C.C.T.V. inspection of storm sewer pipes using a conventional camera to the lowest conforming bidder, 9363-9888 Québec Inc. (Sanivac), in the amount of \$136,992.71, all taxes included

2025-08-339 It is moved by Councillor David Newell, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to award contract 683-25-GC for the cleaning and C.C.T.V. inspection of storm sewer pipes using a conventional camera to the lowest conforming bidder, 9363-9888 Québec Inc. (Sanivac), in the amount of \$136,992.71; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-415-00-499. To provide for the payment of this expenditure, Council transfers the necessary funds from its reserved surplus for civil security and climate changes.

20.3 Renewal of the maintenance contract CL-2023-02 for the Recreation Centre for one (1) year, from November 1, 2025, to October 31, 2026, to Sodem Inc., in the amount of \$1,008,767.59, all taxes included

2025-08-340 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Dominique Godin and RESOLVED to renew the maintenance contract CL-2023-02 for the Recreation Centre for one (1) year, from November 1, 2025, to October 31, 2026, to Sodem Inc., in the amount of \$1,008,767.59, all taxes included;

To allot a yearly adjustment according to the Consumer Price Index (CPI) for the Montréal region, as per call for tender CL-2023-02; and



Minutes of the Council of Beaconsfield

To authorize the Finance and Treasury Department to charge the expense to budget code 02-722-10-434. The Treasurer must foresee sufficient funds in the forthcoming 2026 budget to provide for this expense.

VOTES IN FAVOUR:

Councillors Dominique Godin, David Newell, Roger Moss, Peggy Alexopoulos

VOTE OPPOSED:

Councillor Martin St-Jean

THE MOTION IS CARRIED. THE RENEWAL OF THE MAINTENANCE CONTRACT CL-2023-02 FOR THE RECREATION CENTRE FOR ONE (1) YEAR, FROM NOVEMBER 1, 2025, TO OCTOBER 31, 2026, TO SODEM INC., IN THE AMOUNT OF \$1,008,767.59, ALL TAXES INCLUDED IS APPROVED.

- 20.4 Participation of the City of Beaconsfield in a group purchase by the City of Montreal relating to the supply of fuels
-

2025-08-341 WHEREAS the collective framework agreements reached with the oil companies as part of the last joint call for tenders for the acquisition of fuels (gasoline, heating oil, and coloured diesel) are set to expire or that a renewal option will not be exercised;

WHEREAS the City of Montreal wishes to launch a call for tenders to meet the fuel needs of the boroughs, related cities as well as corporate services for the period from January 4, 2026, to January 3, 2029 (gasoline, heating), and from February 1, 2026, to January 31, 2029 (coloured diesel), with each contract having two (2) renewal options of one year each;

WHEREAS in accordance with sections 572.1 and 573 of the *Cities and Towns Act* (CQLR, c. C-19), a municipality may unite with another municipality for the purpose of obtaining supplies and may mandate, while respecting the legal tender process;

It is moved by Councillor Roger Moss, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED that the City of Beaconsfield participate in the group purchase by the City of Montreal relating to the supply of fuels;

That the Direction de l'approvisionnement of the City of Montréal be authorized to proceed with the launch of a call for tenders and the awarding of contracts ensuring the supply of fuels for the period of January 4, 2026, to January 3, 2029 (gasoline, heating), from February 1, 2026, to January 31, 2029 (coloured diesel), with each contract having two (2) renewal options of one year each; and

THAT the Mayor and City Clerk of the City of Beaconsfield be authorized to sign any relevant document relating to the purchase of fuels and the purchasing group.

- 20.5 Awarding of a mandate by mutual agreement for the construction of two raised crosswalks and one raised intersection on Beaconsfield Boulevard (RGC 2025-023), to Pavages Asphaltech Inc, in the amount of \$99,494.13, all taxes included
-

2025-08-342 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED to award a mandate by mutual agreement for the construction of two raised crosswalks and one raised intersection on Beaconsfield Boulevard (RGC 2025-023), to Pavages Asphaltech Inc, \$99,494.13, all taxes included; and

To authorize the Finance and Treasury Department to charge the expense to budget code 22-321-00-711. To provide for the payment of this expenditure, Council transfers the necessary funds from its reserved surplus for infrastructures.



Minutes of the Council of Beaconsfield

- 20.6 Resolution to award a mandate to Mr. Marcel Roy, of the firm JFSA, in the amount of \$24,949.58, all taxes included, to provide expert services related to the production of reports concerning the protection of buildings against exceptional precipitation for certain properties in Beaconsfield
-

- 2025-08-343 WHEREAS residences experienced flooding during the exceptional rainfall of July 13 and most affected homes are located in a low-lying area, notably properties along the following axes: "Meadowbrook Creek – Elm and Tower" and "St. James Creek – Briarwood and Willowbrook Parks";

WHEREAS, in accordance with sections 4, 90 and 92 of the *Municipal Powers Act*, the City wishes to provide short-term assistance and support to certain residences by retaining the services of an expert through an inspection and support program to carry out inspections in order to determine and make appropriate recommendations to eligible homeowners for protection against exceptional rainfall, without the City being bound by the expert's recommendations;

WHEREAS a resolution was adopted to make said expert service available through a program, in accordance with the parameters established by by-law;

WHEREAS the expert Mr. Marcel Roy possesses the required expertise and adequately meets the needs and requests of the residents concerned by the program, in accordance with the criteria determined by the City;

It is moved by Councillor Dominique Godin, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to award a mandate to Marcel Roy, JFSA, in the amount of \$24,949.58, all taxes included, as a maximum amount, which may be adjusted downward based on the number of inspections performed over a period of 5 consecutive days;

To designate Marcel Roy, JFSA, as Mandatary pursuant to By-law BEAC-171 providing for a subsidized inspection program to reduce the vulnerability of certain buildings in the City of Beaconsfield to flooding and sewer back-ups, and to grant him the mandate, in accordance with the program established by by-law, to carry out an inspection to determine and provide eligible homeowners with appropriate recommendations for protection against exceptional rainfall, without the City being bound by such recommendations.

TO authorize the Finance and Treasury Department to charge the expense to budget code 02-231-00-499. To provide for the payment of this expenditure, Council transfers the necessary funds from its reserved surplus for Civil Security and Climate Change.

- 20.7 Resolution to grant a mandate to Mr. Marcel Roy, of the firm JFSA, in the amount of \$14,946.75, all taxes included, for the organization of an information evening on residential protection against exceptional rainfall
-

- 2025-08-344 WHEREAS residences experienced flooding during the exceptional rainfall on July 13 and several areas remain at risk during similar weather events;

WHEREAS the City of Beaconsfield wishes to support residents in their preventive efforts to limit the impact of exceptional rainfall;

WHEREAS Mr. Marcel Roy, from the firm JFSA, an expert recognized by the City, possesses the necessary skills to assist citizens and provide advice tailored to the local reality;

WHEREAS it is appropriate to inform the public about best practices for residential protection against flooding and damage caused by exceptional rainfall;

WHEREAS a resolution was adopted to retain the services of an expert in order to hold an information evening on the protection of residences against exceptional rainfall;



Minutes of the Council of Beaconsfield

It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to mandate Mr. Marcel Roy, of the firm JFSA, in the amount of \$14,946.75, to organize and lead an information session for the residents of the City of Beaconsfield, on a date to be determined, to provide practical advice and recommendations for the protection of homes against exceptional rainfall, in accordance with the parameters established by the City;

To authorize the Finance and Treasury Department to charge the expense to budget code 02-231-00-499. To provide for the payment of this expenditure, Council transfers the necessary funds from its reserved surplus for Civil Security and Climate Change.

30. FINANCE AND TREASURY

30.1 Approval of the list of accounts payable as of August 25, 2025, and of the list of pre-authorized payments for the period of July 3, 2025, to July 13, 2025, and for the period of July 15, 2025, to August 13, 2025, for a total disbursement of \$7,198,822.31

2025-08-345 CONSIDERING the lists submitted by the Treasurer regarding the payment of expenses for financial and investment activities;

It is moved by Councillor Roger Moss, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED:

To approve the list of accounts payable as of August 25, 2025, regarding expenses for financial and investment activities totalling \$750,066.12; and

To approve the list of pre-authorized payments from July 3, 2025, to July 13, 2025, and for the period of July 15, 2025, to August 13, 2025, totalling \$3,678,739.79 and electronic payments, for the same period, of salaries paid to municipal employees, bank fees and the debt service, totalling \$2,770,016.40; and

That all these disbursements totalling \$7,198,822.31 be drawn from the City's bank account at Royal Bank of Canada, Beaconsfield branch.

30.2 Approval of a \$400 contribution to Clovis Sanscartier for participating in the Alpres Isère Tour in Isère (France) from May 28 to June 1, 2025

2025-08-346 It is moved by Councillor Dominique Godin, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED to approve a \$400 contribution to Clovis Sanscartier for participating in the Alpres Isère Tour held in Isère (France) from May 28 to June 1, 2025; and

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

30.3 Municipal contribution for the regular operations of PME MTL West-Island and authorization to pay the annual contribution of \$5,529 for the year 2025

2025-08-347 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to take note of the activity tables of PME MTL West-Island for the year 2024;

To authorize the annual contribution of \$5,529 for the year 2025; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-651-00-499.

30.4 Order to proceed with a public auction sale of the immovables bearing tax arrears for 2023 and 2024 and deposit of the list of these immovable by the Treasurer

2025-08-348 Council takes note of a list, submitted by the Treasurer, of immovables bearing tax arrears for 2023 and 2024;



Minutes of the Council of Beaconsfield

It is moved by Councillor Martin St-Jean, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED to order the City Clerk, or as her replacement, the Assistant City Clerk, to proceed with a public auction sale of these immovables on November 13, 2025, at 2:00 p.m. in the Council Chamber, located at 303 Beaconsfield Boulevard, Beaconsfield; and

To authorize the Assistant City Clerk, or as her replacement, the Treasurer, to make the initial bid, on behalf of the City, for an amount equivalent to the taxes, interests and fees owed to the City and to other stakeholders, if applicable, as well as court fees pertaining to a distribution judgment, if applicable.

- 30.5 Approval of a \$10,000 contribution to the Beaurepaire Swim Club for the year 2025 to mitigate the impact caused by the late opening due to construction work
-

- 2025-08-349 It is moved by Councillor Roger Moss, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to approve a \$10,000 contribution to the Beaurepaire Swim Club for the year 2025 to mitigate the impact caused by the late opening due to construction work; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-723-20-992. To provide for the payment of this expenditure, Council transfers the necessary funds from its reserved surplus for outdoor pools.

40. BY-LAWS

- 40.1 Filing and notice of motion of Draft By-law BEAC-171 entitled "By-law establishing a subsidized inspection program to reduce the vulnerability of certain buildings in the City of Beaconsfield to flooding and sewer backups"
-

- 2025-08-350 Councillor Dominique Godin files Draft By-law BEAC-171 entitled "By-law establishing a subsidized inspection program to reduce the vulnerability of certain buildings in the City of Beaconsfield to flooding and sewer backups" and gives notice of motion of intent to submit for adoption at a subsequent meeting of Council, said draft, in compliance with the *Cities and Towns Act*.

- 40.2 Adoption of By-law BEAC-170 entitled "By-law regarding solid fuel appliances and fireplaces"
-

- 2025-08-351 The City Clerk mentions the by-law's object, and where applicable, the differences between the draft by-law that was filed and the by-law being submitted for passing, the expenditure, the mode of financing, payment and repayment of the expenditure;

It is moved by Councillor Martin St-Jean, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to adopt By-law BEAC-170 entitled "By-law regarding solid fuel appliances and fireplaces".

- 40.3 Adoption of 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"
-

- 2025-08-352 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 David Newell and UNANIMOUSLY RESOLVED to adopt 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".



Minutes of the Council of Beaconsfield

40.4 Adoption of By-law BEAC-045-21 entitled "By-law modifying By-law BEAC-045 on permits and certificates to amend the term "wood-burning system""

2025-08-353 The City Clerk mentions the by-law's object, and where applicable, the differences between the draft by-law that was filed and the by-law being submitted for passing, the expenditure, the mode of financing, payment and repayment of the expenditure;

It is moved by Councillor Dominique Godin, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to adopt By-law BEAC-045-21 entitled "By-law modifying By-law BEAC-045 on permits and certificates to amend the term "wood-burning system"".

40.5 Adoption, with modifications, of 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"

2025-08-354 Withdrawn.

40.6 Adoption, with modifications, of 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"

2025-08-355 Withdrawn.

40.7 Adoption, with modifications, of 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"

2025-08-356 Withdrawn.

40.8 Adoption, with modifications, of 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"

2025-08-357 Withdrawn.

40.9 Authorization to correct nuisances at 79 Elm and to bill the costs to the owner, in virtue of By-law BEAC-033

2025-08-358 CONSIDERING that a 10-day notice to correct nuisances at 79 Elm was sent to the owner, in conformity with By-law BEAC-033, but the notice was not respected;

It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Roger Moss 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 79 Elm and that the City bill the costs to the owner.

40.10 Authorization to correct nuisances at 146 Jasper and to bill the costs to the owner, in virtue of By-law BEAC-033

2025-08-359 CONSIDERING that a 10-day notice to correct nuisances at 146 Jasper was sent to the owner, in conformity with By-law BEAC-033, but the notice was not respected;



Minutes of the Council of Beaconsfield

It is moved by Councillor Martin St-Jean, seconded by Councillor Dominique Godin 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 146 Jasper and that the City bill the costs to the owner.

45. URBAN PLANNING

45.1 Request for a minor exemption for the property located at 26 Glendale

2025-08-360 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on August 6, 2025, for the property located at 26 Glendale;

CONSIDERING THAT the request for minor exemption is:
- to authorize that the main building be located at 5.63 metres from the front landsite line, while the zoning by-law requires a front setback of a minimum of 6 metres, resulting in an encroachment of 0.37 metres in the front setback;

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

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

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the minor exemption request:
- to authorize that the main building be located at 5.63 metres from the front landsite line, while the zoning by-law requires a front setback of a minimum of 6 metres, resulting in an encroachment of 0.37 metres in the front setback. for the property located at 26 Glendale;

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 that the main building be located at 5.63 metres from the front landsite line, while the zoning by-law requires a front setback of a minimum of 6 metres, resulting in an encroachment of 0.37 metres in the front setback for the property located at 26 Glendale.

45.2 Request for a minor exemption for the property located at 68 Brookside

2025-08-361 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on August 5, 2025, for the property located at 68 Brookside;

CONSIDERING THAT the request for minor exemption is to authorize the use, above the foundation, of three (3) cladding materials on the main building, while the zoning by-law prohibits the use, above the foundation, of more than two (2) cladding materials.;

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 use, above the foundation, of three (3) cladding materials on the main building, while the zoning by-law prohibits the use, above the foundation, of more than two (2) cladding materials. for the property located at 68 Brookside;

It is moved by Councillor David Newell, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to APPROVE the request for a minor exemption to authorize the use, above the foundation, of three (3) cladding materials on the main building, while the zoning by-law prohibits



Minutes of the Council of Beaconsfield

the use, above the foundation, of more than two (2) cladding materials for the property located at 68 Brookside.

45.3 Request for minor exemptions for the property located at 506 Montrose

2025-08-362 CONSIDERING THAT a request for minor exemptions was presented to the Planning Advisory Committee meeting held on August 6, 2025, for the property located at 506 Montrose;

CONSIDERING THAT the request for minor exemptions is:

- to authorize the installation of a shed, despite the presence of an existing shed, whereas the zoning by-law prescribes that only one ancillary structure of the same type is authorized per landsite;

- to authorize a combined area of 26.33 square metres for the sheds, whereas the zoning by-law prescribes a maximum combined area of 23 square metres, representing an excess of 3.33 square metres;

- to authorize the construction of an ancillary structure to be at a distance of 0 metres, whereas the zoning by-law prescribes a distance between two ancillary structures to be 2 metres minimum;

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

CONSIDERING THAT the Planning Advisory Committee considers that the conditions listed in By-law BEAC-044 are fulfilled for (1) authorize the installation of a shed, despite the presence of an existing shed, whereas the zoning by-law prescribes that only one ancillary structure of the same type is authorized per landsite and (2) authorize the construction of an ancillary structure to be at a distance of 0 metres, whereas the zoning by-law prescribes a distance between two ancillary structures to be 2 metres minimum;

CONSIDERING the Planning Advisory Committee considers that the conditions listed in By-law BEAC-044 are not fulfilled to authorize a combined area of 26.33 square metres for the sheds, whereas the zoning by-law prescribes a maximum combined area of 23 square metres, representing an excess of 3.33 square metres, because full compliance with the provisions of these by-laws is possible and that 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 recommendation of the Planning Advisory Committee to APPROVE the request for minor exemption:

- to authorize the installation of a shed, despite the presence of an existing shed, whereas the zoning by-law prescribes that only one ancillary structure of the same type is authorized per landsite;

- to authorize the construction of an ancillary structure to be at a distance of 0 metres, whereas the zoning by-law prescribes a distance between two ancillary structures to be 2 metres minimum

CONSIDERING the recommendation of the Planning Advisory Committee to REFUSE the minor exemptions request to authorize a combined area of 26.33 square metres for the sheds, whereas the zoning by-law prescribes a maximum combined area of 23 square metres, representing an excess of 3.33 square metres;

It is moved by Councillor David Newell, seconded by Councillor Peggy Alexopoulos and RESOLVED to APPROVE the request for minor exemption:

- to authorize the installation of a shed, despite the presence of an existing shed, whereas the zoning by-law prescribes that only one ancillary structure of the same type is authorized per landsite;

- to authorize the construction of an ancillary structure to be at a distance of 0 metres, whereas the zoning by-law prescribes a distance between two ancillary structures to be 2 metres minimum; and

- to **REFUSE** the minor exemptions request to authorize a combined area of 26.33 square metres for the sheds, whereas the zoning by-law



Minutes of the Council of Beaconsfield

prescribes a maximum combined area of 23 square metres, representing an excess of 3.33 square metres; for the property located at 506 Montrose.

VOTES IN FAVOUR:

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

VOTE OPPOSED:

Councillor Peggy Alexopoulos

THE MOTION IS CARRIED. THE REQUEST FOR A MINOR EXEMPTION FOR THE PROPERTY LOCATED AT 506 MONTROSE IS APPROVED IN ORDER:

- TO AUTHORIZE THE INSTALLATION OF A SHED, DESPITE THE PRESENCE OF AN EXISTING SHED, WHEREAS THE ZONING BY-LAW PRESCRIBES THAT ONLY ONE ANCILLARY STRUCTURE OF THE SAME TYPE IS AUTHORIZED PER LANDSITE;

- TO AUTHORIZE THE CONSTRUCTION OF AN ANCILLARY STRUCTURE TO BE AT A DISTANCE OF 0 METRES, WHEREAS THE ZONING BY-LAW PRESCRIBES A DISTANCE BETWEEN TWO ANCILLARY STRUCTURES TO BE 2 METRES MINIMUM; AND

AND IS REFUSED IN ORDER:

- TO AUTHORIZE A COMBINED AREA OF 26.33 SQUARE METRES FOR THE SHEDS, WHEREAS THE ZONING BY-LAW PRESCRIBES A MAXIMUM COMBINED AREA OF 23 SQUARE METRES, REPRESENTING AN EXCESS OF 3.33 SQUARE METRES.

- 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 39 Lakeshore
-

- 2025-08-363 CONSIDERING THAT a building permit application was filed for a new main building located at 39 Lakeshore;

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the August 6, 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 39 Lakeshore;

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 a new main building located at 39 Lakeshore.

- 45.5 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 10 Madsen
-

- 2025-08-364 CONSIDERING THAT on November 18, 2024, Council adopted resolution 2024-11-399 approving the site planning and architectural integration programme for a building permit application at 10 Madsen;

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



Minutes of the Council of Beaconsfield

the August 6, 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 10 Madsen;

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 to modify the already approved plan at 10 Madsen.

- 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 65 Devon

2025-08-365 CONSIDERING THAT on September 23, 2024, Council adopted resolution 2024-09-367 approving the site planning and architectural integration programme for a building permit application at 65 Devon;

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

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the August 6, 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 65 Devon;

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 to modify the already approved plan at 65 Devon.

- 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 19 Woodland

2025-08-366 CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 19 Woodland;

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the August 6, 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 19 Woodland;

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 19 Woodland.

- 45.8 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the modification of the facade of a main building located at 68 Brookside
-



Minutes of the Council of Beaconsfield

2025-08-367 CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 68 Brookside;

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the August 6, 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 68 Brookside;

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 68 Brookside.

45.9 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the modification of the facade of a main building located at 74 Brunswick

2025-08-368 CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 74 Brunswick;

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the August 6, 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 74 Brunswick;

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 74 Brunswick.

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 164 Stonehenge

2025-08-369 CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 164 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 permit application;

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the August 6, 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 164 Stonehenge;

It is moved by Councillor David Newell, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating



Minutes of the Council of Beaconsfield

to the building permit application for the modification of the facade of a main building located at 164 Stonehenge.

- 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 188 Chestnut
-

- 2025-08-370 CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 188 Chestnut;

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the August 6, 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 188 Chestnut;

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 188 Chestnut.

- 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 412 Fletchers
-

- 2025-08-371 CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 412 Fletchers;

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the August 6, 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 412 Fletchers;

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 412 Fletchers.

- 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 96 Jasper
-

- 2025-08-372 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 96 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 August 6, 2025, meeting and is of the opinion that the applicable objectives and criteria are respected;



Minutes of the Council of Beaconsfield

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 96 Jasper;

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 96 Jasper.

- 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 125 St-Andrew
-

- 2025-08-373 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 125 St-Andrew;

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the August 6, 2025, meeting and is of the opinion that:

- the objective to propose sustainable, quality architecture is not respected, because the criterion requiring that 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 125 St-Andrew;

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 125 St-Andrew.

- 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
-

- 2025-08-374 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 August 6, 2025, meeting and is of the opinion that:

- the objective to propose sustainable, quality architecture is not respected, because the criterion requiring that the exterior cladding materials and architectural components match together, in form, texture and colour are not fulfilled;

WHEREAS to comply with these objectives and criteria, the applicant should propose, for the wall section of the main entrance of option C, the use of stone cladding only, as shown on the plan of option B presented on August 6;

WHEREAS new plans were submitted on the August 18, 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 239 Beaconsfield;



Minutes of the Council of Beaconsfield

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

WHEREAS the preamble is an integral part of this resolution;

It is moved by Councillor David Newell, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED I to APPROVE the SPAIP relating to a building permit application for the extension of the main building located at 239 Beaconsfield, according to the plans filed on August 18, 2025.

- 45.16 Request the approval of the Site Planning and Architectural Integration Programme (SPAIP) related to carrying out backfilling work for the property located at 111 Evergreen
-

- 2025-08-375 CONSIDERING THAT a request was filed to carry out backfilling work for the property located at 111 Evergreen;

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the request to carry out backfilling work at the August 6, 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 111 Evergreen;

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 111 Evergreen.

- 45.17 Acceptance of an amount of \$86,383.00 for park fees to be paid by the owner of lot 2 424 902 (39 Lakeshore) 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
-

- 2025-08-376 It is moved by Councillor Roger Moss, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to ACCEPT the amount of \$86,383.00 for park fees to be paid by the owner of lot 2 424 902 (39 Lakeshore) 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 \$863,830.00 standardized municipal value of lot 2 424 902, and to transfer this sum to a fund specially reserved for park fees.

50. HUMAN RESOURCES

- 50.1 Confirmation of permanency for the position of Contremaître, mécanique et signalisation
-

- 2025-08-377 It is moved by Councillor Martin St-Jean, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED that Frédéric Émond's permanent status be confirmed as Contremaître, mécanique et signalisation following a 12-month evaluation period.

51. APPOINTMENT OF ELECTED OFFICIALS

- 51.1 Appointment of Acting Mayor for the months of September, October and November 2025, or until the new Council is sworn in
-



Minutes of the Council of Beaconsfield

2025-08-378 It is moved by Councillor Dominique Godin, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to designate Councillor David Newell as Acting Mayor for the months of September, October and November 2025, or until the new Council is sworn in.

53. COMMITTEES

53.1 Minutes of the Planning Advisory Committee meeting of August 6, 2025

2025-08-379 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 August 6, 2025.

53.2 Minutes of the Age-Friendly Municipality (AFM) Steering Committee meeting of June 30, 2025

2025-08-380 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to approve the minutes of the Age-Friendly Municipality (AFM) Review Committee meeting of June 30, 2025.

53.3 Minutes of the Traffic Advisory Committee meeting of July 11, 2025

2025-08-381 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 July 11, 2025.

53.4 Deposit of the minutes of the Demolition Committee meeting of August 12, 2025

2025-08-382 Council takes act of the minutes of the Demolition Committee meeting of August 12, 2025.

53.5 Minutes of the Finance Advisory Committee meeting of July 14, 2025

2025-08-383 It is moved by Councillor Roger Moss, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to approve the minutes of the Finance Advisory Committee meeting of July 14, 2025.

60. GENERAL

60.1 Resolution recognizing September 4, 2025, as Polycystic Kidney Disease (PKD) Awareness Day

2025-08-384 CONSIDERING that Polycystic Kidney Disease (PKD) is a genetic disease that causes abnormal cysts to develop and grow in the kidneys, which causes kidney's function to decline.

CONSIDERING that the mission of the PKD Foundation of Canada is to promote research, advocacy, education, support and awareness in order to discover treatments and a cure, and improve the lives of all it affects;

CONSIDERING that Health Canada recognizes September 4, as the National Polycystic Kidney Disease Awareness Day and that the PKD Foundation of Canada encourages Cities across Canada to support this awareness day;

It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to recognize September 4, 2025, as the Polycystic Kidney Disease Awareness Day (PKD) in the City of Beaconsfield.

60.2 Resolution in support of Rail Safety Week from September 15 to 21, 2025



Minutes of the Council of Beaconsfield

2025-08-385 WHEREAS Rail Safety Week will take place across Canada from September 15 to 21, 2025;

WHEREAS 261 railway crossing and trespassing incidents occurred in Canada in 2024, resulting in 68 preventable deaths and 58 serious injuries;

WHEREAS public education and information about railway safety (reminding the public that railway rights-of-way are private property, raising public awareness of the dangers associated with railway crossings, ensuring that pedestrians and motorists are attentive and alert near railway tracks and comply with traffic laws) will reduce the number of preventable deaths and injuries caused by incidents involving trains and citizens;

WHEREAS Operation Lifesaver is a public-private partnership whose mission is to work with the public, the railway industry, governments, police services, the media, and other organizations to raise awareness of rail safety.

WHEREAS Canadian National (CN) and Canadian Pacific Kansas City (CPKC) is requesting that the Municipal Council of Beaconsfield adopts this resolution in support of their ongoing efforts to raise awareness, save lives, and prevent injuries in communities, including within our municipality;

It is moved by Councillor Martin St-Jean, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to support national Rail Safety Week to be held from September 15 to 21, 2025.

60.3 Resolution recognizing September as Arthritis Awareness Month

2025-08-386 WHEREAS the mission of Arthritis Society Canada is to fight the fire of arthritis with research, advocacy, innovation, information and support;

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

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

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

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

60.4 Authorization for the "Ferme Rêveuse" to use two parking spaces at Christmas Park for the distribution of farm products, on Fridays starting September 19, 2025, until Marché Beau resumes its activities in May 2026, from 3:30 p.m. to 7:00 p.m.

2025-08-387 It is moved by Councillor Roger Moss, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to approve the use of parking spaces at Christmas Park lot for the weekly distribution of farm products by "Ferme Rêveuse", on Friday from 3:30 p.m. to 7:00 p.m., from September 19, 2025, until Marché Beau resumes its activities in May 2026.

60.5 Authorization for the complete street closure of Harwood Gate between Northgate and the Beacon Hill Pool's parking exit for the Beacon Hill Community Association's Corn Roast on September 13, 2025, from 2 to 7:30 p.m. and that the cost of First Aid services be paid by the City

2025-08-388 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED to authorize the complete



Minutes of the Council of Beaconsfield

street closure of Harwood Gate between Northgate and the Beacon Hill Pool's parking exit for the Beacon Hill Community Association's Corn Roast on September 13, 2025, from 2 to 7:30 p.m. and that the cost for First Aid services be paid by the City

- 60.6 Authorization to display a vehicle in a prominent location outside the Recreation Centre from Friday, October 17 to Sunday, October 19, 2025, during the annual Beaconsfield Oldtimers Hockey Association (BOHA) tournament

-
- 2025-08-389 CONSIDERING that the objective of this league is to provide recreation and camaraderie through team hockey and to contribute, through the active participation of its members, to the promotion of community spirit and the support of charitable causes.

CONSIDERING that the funds raised during this tournament will be donated to organizations that support the population.

CONSIDERING that the Beaconsfield Oldtimers Hockey Association (BOHA) and the car dealership will assume full responsibility for the insurance of the vehicle, including coverage for damage, theft, and any liability related to the vehicle, which will not remain on site overnight;

It is moved by Councillor Dominique Godin, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to authorize the display of a vehicle in a prominent location outside the Recreation Centre from Friday, October 17 to Sunday, October 19, 2025, during the annual Beaconsfield Oldtimers Hockey Association (BOHA) tournament, under the condition that:

- the Beaconsfield Oldtimers Hockey Association (BOHA) and the car dealership assume full responsibility for the insurance of the vehicle, including coverage for damage, theft, and any liability related to the vehicle, which will not remain on site overnight.

- 60.7 Authorization to sign the Financial Aid Agreement, with the Minister of Transports and Sustainable Mobility, as part of volet 2 entitled "Amélioration des infrastructures de transport actif" du Programme d'aide aux infrastructures de transport actif (Véloce III) 2025-2026 for the Westcroft overpass rehabilitation project

-
- 2025-08-390 WHEREAS resolution 2025-05-232 entitled "Authorization to apply for a grant request within the Programme d'aide aux infrastructures de transport actif (Véloce III) for the Westcroft" overpass rehabilitation project was submitted to the Minister of Transports and Sustainable Mobility;

WHEREAS the Minister of Transports and Sustainable Mobility, Ms. Geneviève Guilbault, has awarded a maximum financial assistance of \$520,024 for the aforementioned project;

WHEREAS the City confirms that it has read and understood the payment terms, the general provisions, the visibility protocol, as well as the obligations of the City of Beaconsfield related to the Financial Aid Agreement;

WHEREAS the City confirms its commitment to carry out the project in accordance with the applicable terms, acknowledging that failure to comply with these terms will result in the termination of the financial assistance;

It is moved by Councillor Martin St-Jean, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to authorize the Mayor of the City of Beaconsfield, Mr. Georges Bouelle, and the City Clerk, M^e Nathalie Libersan-Laniel, to sign the Financial Aid Agreement with the Minister of Transports and Sustainable Mobility, as part of volet 2 entitled "Amélioration des infrastructures de transport actif du Programme d'aide aux infrastructures de transport actif (Véloce III) 2025-2026" for the Westcroft overpass rehabilitation project.



Minutes of the Council of Beaconsfield

60.8 Resolution to make an expert service available through an inspection program and to provide protective equipment against exceptional rainfall for certain properties in Beaconsfield.

2025-08-391 WHEREAS the action plan for Storm Debby dated August 9, 2024, was submitted to Council in September 2024 and updated in May 2025;

WHEREAS the City distributed a special edition of the municipal magazine Contact to all addresses within its territory in October 2024 to highlight best practices for protecting one's property against water damage, and that the Contact remains available on the website;

WHEREAS the City ensures that residents are informed about the measures to take against climate impacts, namely through the Climate Resilience and Community Solidarity Awareness Day held on May 1, 2025, during which guest speakers shared advice on protecting Beaconsfield homes, and that this information remains available on the City's website;

WHEREAS the City informs residents about the important role played by ditches in the City, particularly the advantage provided by their ability to retain excess water during heavy rainfall;

WHEREAS the flash rainfall of Sunday, July 13, fell quickly and intensely, with 81.6 mm of rain recorded at Montréal-Trudeau Airport, including 60 mm within one hour;

WHEREAS some homes experienced new flooding during the exceptional rainfall of July 13;

WHEREAS most of the affected homes are located in a low-lying area, notably properties along the Meadowbrook Creek, Elm and Tower, St-James Creek, and the Briarwood and Willowbrook Parks;

WHEREAS, in accordance with sections 4, 90 and 92 of the *Municipal Powers Act*, the City wishes to offer short-term assistance and support to these residents by:

- Making an expert service available through a program that sets out eligibility criteria as well as the specific list of services provided by the expert, in accordance with the parameters established by By-law BEAC-171;
- Providing protective equipment against exceptional rainfall for certain properties located in the identified areas and that have experienced flooding;

WHEREAS it is appropriate for the administration to be mandated to:

- Retain the services of an expert, supervised by an inspection program, to conduct inspections in order to determine and provide eligible homeowners with appropriate recommendations for protection against exceptional rainfall, it being understood that the City is not bound by the expert's recommendations;
- Retain the services of an expert to hold an information session on protecting residences from exceptional rainfall;
- Obtain contractor quotes for residents, at their expense, to install speed bumps at the driveway entrances of certain affected properties on Elm and Tower streets that have reverse sloped driveways, as identified;
- Provide residents in the identified areas who request it with the necessary materials to install a sand dike, according to the conditions outlined in the sand dike procedure;

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

- Retain the services of an expert through an inspection program providing for eligibility criteria, as well as the specific list of services



Minutes of the Council of Beaconsfield

offered by the expert, in accordance with the parameters established by By-law BEAC-171;

- Retain the services of an expert to hold an information session on protecting residences from heavy rainfall;
- Obtain contractor quotes for residents, at their expense, to install speed bumps at the driveway entrances of certain affected properties on Elm and Tower streets that have reverse sloped driveways, as identified;
- Provide residents in the identified areas who request it with the necessary materials to install a sand dike, according to the conditions outlined in the sand dike procedure.

60.9 Resolution to require Canadian National (CN) to remove culverts and restore the free flow of water in the Meadowbrook Creek

2025-08-392 WHEREAS several residences in the Elm and Tower streets area have repeatedly experienced basement flooding;

WHEREAS these floods occurred in 2019, 2022, 2024, and 2025;

WHEREAS the City of Beaconsfield undertook work in 2024 to improve stormwater drainage in the area;

WHEREAS, despite this work, the City observed that backups of the creek were occurring at the culvert passing under the railway tracks;

WHEREAS, in order to understand the cause of this phenomenon, the City analyzed aerial photographs of the Canadian National (CN) right-of-way from the years 2016, 2018, 2019, and 2022;

WHEREAS the aerial photographs showed that construction work to build a road, as well as the installation of two culverts approximately one metre in diameter each to cross the creek, was carried out around 2019;

WHEREAS, following this analysis, City staff visited the site and found that the culverts were not able to ensure adequate flow of the creek water;

WHEREAS other obstructions have been observed in the section of the railway right-of-way, including tree trunks and other objects limiting the normal flow of water;

WHEREAS it was also noted that significant signs of erosion and gulying are visible on the road and all around the culverts, and that gravel deposits from the road are present in the creek bed;

WHEREAS this damage appears to show that these culverts are not large enough to ensure adequate water flow, which results in significant backups on the streets and at the residences north of the railway track;

WHEREAS damage was also observed in the MTQ right-of-way;

WHEREAS the problems of creek backups and the damage to upstream properties coincide with the period of road construction and the installation of the culverts;

It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to request that CN, without delay, remove the culverts installed in the bed of Meadowbrook Creek for the construction of a service road, as well as any debris and granular material present in the creek bed originating from the backfill around the culverts and the road; and

That any new installation of structures in the creek bed be designed so as to ensure the free flow of the creek's waters;

THAT a copy of this resolution be sent to:

- Mrs. Chrystia Freeland, Minister of Transport and Internal Trade;



Minutes of the Council of Beaconsfield

- Mr. Francis Scarpaleggia, Member of Parliament for Lac-Saint-Louis;
- Mrs. Geneviève Guilbault, Minister of Transport and Sustainable Mobility;
- Mrs. Christine Fréchette, Minister Responsible for the Metropolis and the Montréal Region;
- Mr. Gregory Kelley, Member of the National Assembly for Jacques Cartier;
- Mrs. Valérie Plante, Mayor of the City of Montreal;
- Mr. Benoit Dagenais, Director General of the City of Montreal.

60.10 Resolution to the Agglomeration of Montreal for compliance with its obligations regarding work not included in Appendix A of the "Règlement du conseil d'agglomération sur la délégation de l'entretien du réseau principal d'aqueduc et d'égout aux municipalités liées (RCG 05-002)"

2025-08-393 WHEREAS the Règlement du conseil d'agglomération sur la délégation de l'entretien du réseau principal d'aqueduc et d'égout aux municipalités liées (RCG 05-002)" supervises the delegation of maintenance of the main water and sewer network to related municipalities;

WHEREAS the creeks on the Island of Montreal fall under the responsibility of the Agglomeration of Montreal;

WHEREAS these creeks constitute important outlets for stormwater from several municipalities;

WHEREAS, due to climate hazards, these watercourses are increasingly being solicited;

WHEREAS it is necessary to ensure that these creeks are able to efficiently evacuate stormwater and, failing that, that retention measures are put in place;

WHEREAS it is also necessary to ensure the safety of workers assigned to the maintenance and cleaning of the creeks;

WHEREAS the CN has carried out work compromising the efficient flow of the creek by installing culverts of insufficient diameter;

WHEREAS only the work listed in Appendix A of By-law RCG 05-002 is the responsibility of the related cities;

WHEREAS the above-mentioned issues do not fall under the responsibility of the related cities, but rather under the responsibility of the Agglomeration of Montreal;

It is moved by Councillor Martin St-Jean, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED that the Agglomeration of Montreal fulfills its obligations regarding the management of creeks, notably Meadowbrook Creek and St-James Creek, and, for this purpose:

- Takes action with the CN to restore to its original state the portion of the creek located between the railway tracks and the highway;
- Improves the installation of the grate at the entrance to the underground pipes, near Brookside Park and Celtic Street, in order to secure the area and allow City employees to carry out maintenance work safely;
- Works on implementing mitigation solutions to limit water inflow from the territories of Kirkland and Pointe-Claire into the pipes and creeks located within Beaconsfield's territory;
- Undertakes restoration work on the creeks to restore their stormwater capacity, notably through dredging or any other appropriate method;
- Carries out any other intervention to restore the creeks to optimal functioning during exceptional rainfall events;
- Provide the City with the action plan that will be implemented to address the issues stated above.



Minutes of the Council of Beaconsfield

THAT a copy of this resolution be sent to:

- Valérie Plante, Mayor of the City of Montreal;
- Maja Vodanovic, responsible for water management on the Executive Committee of the City of Montreal;
- Chantal Morissette, Director of the Service de l'eau of the City of Montreal;
- Benoit Dagenais, Director General of the City of Montreal;
- And the mayors of the cities of Pointe-Claire and Kirkland.

80. DIRECTORS REPORTS

80.1 Deposit of the Directors reports

2025-08-394 Are received and accepted for information purposes:

Urban Planning Department's building report for July 2025;
DDO dispatch centre's report for June 2025;
Montreal Fire Department Activity Report 2024;
Municipal Patrol's monthly report for May, June and July 2025;
Report on the 2025 mobile alert system simulation exercise (April 30, 2025)
Report on live and deferred viewing of Council meetings via webcast.

90. NEW BUSINESS

Nil.

95. CLOSING OF MEETING

It is moved by Councillor Peggy Alexopoulos, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED to close the regular meeting at 9:21 p.m.

MAYOR
ACTING MAYOR

CITY CLERK