



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, September 22, 2025, at 8:00 P.M.

WERE PRESENT:

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

ALSO PRESENT:

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

1. **OPENING OF MEETING**

His Honour the Mayor calls the meeting to order.

2. **AGENDA**

2.1 Adoption of the agenda of the City of Beaconsfield's regular Council meeting of September 22, 2025

2025-09-399 It is moved by Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to adopt the agenda of the City of Beaconsfield's regular Council meeting of September 22, 2025, as presented.

5. **PUBLIC QUESTION PERIOD**

His Honour the Mayor wishes to thank Mr. Gregory Kelley, Member for Jacques Cartier, for presenting him, last Saturday, with the National Assembly of Québec Medal (in the presence of Mrs. Brigitte Garceau, Member of the National Assembly). This tribute to Mayor Burelle is in profound recognition of his many years of service, marked by his respect and sense of responsibility towards the citizens of the City of Beaconsfield. His Honour the Mayor also thanks the Mayor of Baie-D'Urfé, Mrs. Heidi Ektvekt, for presenting him with the keys to the City of Baie-D'Urfé.

His Honour the Mayor invites the PDQ1 Commander, Marc-Antoine Goyette, to provide updates and information regarding citizen safety in Beaconsfield.

Mr. Richard Gratton, resident and Major retired, thanks the City for its constant support to the Heroes Park and, as a token of appreciation, presents a painting depicting the park.

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

Several questions were raised by two residents concerning the STM bus route for the REM:

- Update on the bus route along Montrose and Elm;
- When will residents be consulted and informed; there are concerns that the project will not reflect Beaconsfield's standards for ergonomics and quality of life
- When will studies made public (engineering studies, desirability studies, health impact studies, and property value impacts)

His Honour the Mayor indicates that the decision to provide transportation to the REM is to offer a service to the community to be able to reach the REM in Kirkland. This decision, made by the Agglomeration, follows a consultation conducted with the City and its residents. He specifies that, unfortunately, no parking will be provided for Beaconsfield residents at the REM; they will therefore have to walk, cycle, or use public transit to get there. He explains that this decision was made by the Agglomeration despite protests from the town of Kirkland and the City of Beaconsfield. This decision falls under the authority of the Agglomeration, which also oversees the STM. He adds that the public service transportation offered by STM on Montrose will be offered during morning rush hours and



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likewise in the afternoon. His Honour the Mayor indicates that the STM has confirmed that there will be no further studies, and that a public consultation was held in October 2022. He adds that anyone can protest the decision by asking questions at the next Agglomeration Council meeting to be held on Thursday, September 25, at 4 P.M. He specifies that an initial meeting by the STM with a group of citizens will take place in a few weeks to take the time to properly present the changes and the reasons behind them. His Honour the Mayor shares information provided by the STM: the organization is finalizing certain service-related details before sharing everything with the public. The STM also states that it considers it important to give users sufficient time to adapt to the various changes resulting from the redesigning of the bus network. It notes that, in a few months, a follow-up will be carried out, including public information sessions, the implementation of a route simulator, a public information campaign, and more.

A resident explains that her white laundry came out brown on September 18, when no flushing work was being done on the streets nearby. She asks if the City will compensate residents for this unexpected incidence. She adds that receiving a 24-hour notice would be appreciated. Finally, she would like to know the end date for the work in progress.

His Honour the Mayor indicates that pipelining work is underway on Windermere. As part of this work, on September 18, the City had to manipulate certain fire hydrants and valves in order to connect to the temporary network. This operation may have temporarily altered the functioning of the water network, which could explain the inconveniences observed such as pressure variations or the presence of particles. His Honour the Mayor adds that a letter was sent to residents, directly affected by the work, a BVI newsletter was sent to keep citizens informed of the situation. He explains that the work is scheduled to be completed by the end of October. He adds that if clothing or linens are damaged from the rust in the water network, a resident may submit a claim to the City Clerk's office or ask for a stain-removing product which is available at Public works

A resident indicates that he reported a potential by-law infraction for which he has received an acknowledgment. He adds that no visible action has been taken since he reported the infraction. The resident asks how he can get a confirmation whether a violation has been found, and what steps can be taken if the issue remains unresolved after multiple inquiries.

His Honour the Mayor explains that the City does not confirm or provide updates regarding whether a specific resident is in contravention of municipal by-laws. Such information constitutes personal information and is protected under the Act respecting Access to documents held by public bodies and the protection of personal information. If a court case is open for an issued infraction, it will then become public record. He indicates that the City applies and enforces its by-laws and conducts all required internal follow-ups, inspections, and enforcement actions in accordance with established procedures.

A resident is saddened by the planned demolition of the clubhouse. She suggests that an elevator could be added to make it accessible or possibly relocate it rather than demolish it. She also hopes that trees will not be cut for the new Centennial Hall. She encourages the continuation of the Beau Market Christmas and suggests organizing open activities like a VegFest. The resident also recommends creating a Preservation Committee to protect heritage buildings and trees in Beaconsfield.

His Honour the Mayor indicates that the Clubhouse will be demolished as part of the park redesign to be replaced by a harbour master's office that will support marina operations and provide public washrooms. The new Centre will be primarily built on the Marina property where there are few trees. Centennial Park will be naturalized, while enhancing green space, with vehicle access limited to the Marina side. A forestry engineer's study was completed to assess the value of nearby trees and recommend measures to protect them during construction.

A resident thanks Council for the contribution to the West Island Citizen Advocacy. She adds that the volunteers are very dedicated.



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A resident speaks as a representative of the APAW, he thanks the Mayor for all his hard work to save Angell woods. He asks Council to confirm their intentions regarding Angell Woods.

His Honour the Mayor highlights that Council is set to vote this evening to confirm its protection by zoning it as a conservation area. Councillor Peggy Alexopoulos explains that she feels confident that, if adopted, the by-law will define Angell woods as a conservation zone essentially prohibiting construction in Angell woods. She also thanks the administration for all their hard work and planning.

A resident that has sent a question by email regarding the bus route on Elm, asks to see the documents related to bus routes on Montrose.

His Honour the Mayor reiterates his answer. He invites the resident to attend the next Agglomeration meeting.

A resident indicates that there are existing routes that go to the REM, from his point of view, an additional route is not necessary.

His Honour the Mayor indicates that the objective is to move a whole community. He suggests that the resident meets with Josiane Paradis of the STM.

A resident expresses her disappointment that Council is not pushing for meetings and consultation before the decisions are made regarding the bus route on Elm.

His Honour the Mayor clarifies again that a meeting is being organized with a representative of the STM. The Director General, Mr. Patrice Boileau, indicates that flyers, indicating the date of the meeting, will be sent by either the STM or the City to the affected addresses to inform residents.

The question period ends at 8:50 p.m.

10. MINUTES

10.1 Adoption of the minutes of the City of Beaconsfield's regular Council meeting of August 25, 2025

2025-09-400 It is moved by Councillor David Newell, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to approve the minutes of the City of Beaconsfield's regular Council meeting of August 25, 2025, at 8:00 p.m.

10.2 Approval of the minutes of the City of Beaconsfield's special Council meeting of August 28, 2025, at 8:15 a.m.

2025-09-401 It is moved by Councillor Roger Moss, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to approve the minutes of the City of Beaconsfield's special Council meeting of August 28, 2025, at 8:15 a.m.

20. CONTRACTS

20.1 Awarding of contract 661-24-GC for the installation of residential water meters, antennas, and commissioning to the lowest conforming bidder, Labrecque Langlois Inc., in the amount of \$481,145.08, all taxes included (Phase 1)

2025-09-402 It is moved by Councillor Dominique Godin, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to award contract 661-24-GC for the installation of residential water meters, antennas, and commissioning to the lowest conforming bidder, Labrecque Langlois Inc., in the amount of \$481,145.08, all taxes included; and

To authorize the Finance and Treasury Department to charge the expense to budget code 22-413-00-711. As provided for in the budget for the current fiscal year, this expense will be financed under By-law BEAC-149.



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20.2 Renewal of contract TP 2024-11 for the snow removal in the village and other areas of the city for the winter for the year 2025-2026 with 7574479 Canada Inc. (DLC), at an approximate cost of \$24,748.37, all taxes included

2025-09-403 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to approve the renewal of contract TP 2024-11 for the snow removal in the village and other areas of the City for the winter for the year 2025-2026 with 7574479 Canada Inc. (DLC), at an approximate cost of \$24,748.37, all taxes included;

To allot an adjustment according to the 2025 Consumer Price Index for the Montreal region, plus taxes, as per tender TP 2024-11; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-331-00-435. The treasurer must foresee sufficient funds in the forthcoming 2025-2026 budget to provide for this expense.

20.3 Awarding of a mandate by mutual agreement for professional architecture services for the preparation of plans and specifications and supervision of work relating to the demolition of the clubhouse on the property of the Centennial Marina, to Lemay CO Inc. (RGC 2025-29), in the amount of \$59,787.00, all taxes included

2025-09-404 It is moved by Councillor Roger Moss, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to authorize the awarding of a mandate by mutual agreement for professional architecture services for the preparation of plans and specifications and supervision of work relating to the demolition of the clubhouse on the property of the Centennial Marina, to Lemay CO Inc., in the amount of \$59,787.00, all taxes included; and

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, Council transfers the necessary funds from its reserved surplus for professional services.

30. FINANCE AND TREASURY

30.1 Approval of the list of accounts payable as of September 22, 2025, and of the list of pre-authorized payments for the period of August 14, 2025, to August 24, 2025, and for the period of August 26, 2025, to September 10, 2025, for a total disbursement of \$3,089,556.38

2025-09-405 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 September 22, 2025, regarding expenses for financial and investment activities totalling \$360,638.08; and

To approve the list of pre-authorized payments from August 14, 2025, to August 24, 2025, and for the period of August 26, 2025, to September 10, 2025, totalling \$2,128,464.30 and electronic payments, for the same period, of salaries paid to municipal employees, bank fees and the debt service, totalling \$600,454.00; and

That all these disbursements totalling \$3,089,556.38 be drawn from the City's bank account at Royal Bank of Canada, Beaconsfield branch.



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30.2 Authorization to allow the Friends of Beaurepaire Village to host the Marché BEAU Holiday Market event in the Christmas Park tennis court parking area, to use the Park's chalet on Friday, November 21, 2025, from 3 p.m. to 8 p.m., and on Saturday, November 22, 2025, from 6 a.m. to 8 p.m., and that costs for First Aid services be paid by the City

2025-09-406 CONSIDERING that the Christmas Park parking lot must be free of cars for Saturday, November 22, and that both entrances of the parking lot must be closed as of Friday, November 21, 2025, starting at 8 p.m.;

CONSIDERING that the event will be held between 12 p.m. and 4 p.m., and that the vendors must install their stand between 8 a.m. and 12 p.m. and that they must take down their stand between 4 p.m. and 6 p.m.;

CONSIDERING that the City commits to cover the cost for First Aid services;

It is moved by Councillor Dominique Godin, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to allow the Friends of Beaurepaire Village to host the Marché BEAU Holiday Market event in the Christmas Park tennis court parking area;

To authorize the closure of both entrances of the Christmas Park parking lot as of 8 p.m. on Friday, November 21, 2025;

To authorize access to the Christmas Park chalet on Friday, November 21, 2025, from 3 p.m. to 8 p.m., and on Saturday, November 22, 2025, from 6 a.m. to 8 p.m.; and

To authorize that the costs for First Aid services be paid by the City.

30.3 Approval of a \$1,000 contribution to Action jeunesse de l'Ouest-de-l'Île (AJOI) for the year 2025

2025-09-407 It is moved by Councillor Martin St-Jean, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to approve a \$1,000 contribution to Action jeunesse de l'Ouest-de-l'Île (AJOI) for the year 2025; and

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

30.4 Approval of a \$2,500 contribution to Friends for Mental Health (FMH) for the year 2025

2025-09-408 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to approve a \$2,500 contribution to Friends for Mental Health (FMH) for the year 2025; and

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

30.5 Approval of a \$1,500 contribution to West Island Citizen Advocacy (WICA) for the year 2025

2025-09-409 It is moved by Councillor Dominique Godin, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to approve a \$1,500 contribution to West Island Citizen Advocacy (WICA) for the year 2025; and

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



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30.6 Approval of a \$500 contribution to Répit-Ressource (RR) for the year 2025

2025-09-410 It is moved by Councillor Martin St-Jean, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to approve a \$500 contribution to Répit-Ressource (RR) for the year 2025; and

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

30.7 Approval of a \$2,000 contribution to Volunteer West Island (VWI) for the year 2025

2025-09-411 It is moved by Councillor Robert Mercuri, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to approve a \$2,000 contribution to Volunteer West Island (VWI) for the year 2025; and

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

30.8 Approval of a \$1,500 contribution to West Island Cancer Wellness Centre (WICWC) for the year 2025

2025-09-412 It is moved by Councillor Roger Moss, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to approve a \$1,500 contribution to West Island Cancer Wellness Centre (WICWC) for the year 2025; and

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

30.9 Approval of a \$1,500 contribution to Heroes Committee for the Remembrance Day Ceremony for the year 2025

2025-09-413 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to approve a \$1,500 contribution to Heroes Committee for the Remembrance Day Ceremony for the year 2025; and

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

40. BY-LAWS

40.1 Filing and notice of motion of Draft By-law BEAC-004-02 entitled "By-law modifying By-law BEAC-004 to constitute a planning advisory committee for the City of Beaconsfield in order to increase the number of members composing the planning advisory committee from 6 to 7 "

2025-09-414 Councillor David Newell files Draft By-law BEAC-004-02 entitled "By-law modifying By-law BEAC-004 to constitute a planning advisory committee for the City of Beaconsfield in order to increase the number of members composing the planning advisory committee from 6 to 7" 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, 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"

2025-09-415 The City Clerk mentions the by-law's object, and where applicable, the differences between the draft by-law that was filed and the by-law being submitted for passing, the expenditure, the mode of financing, payment and repayment of the expenditure;



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It is moved by Councillor Dominique Godin, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to adopt, with modifications, 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".

- 40.3 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"

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- 2025-09-416 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, with modifications, 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".

- 40.4 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"

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- 2025-09-417 The City Clerk mentions the by-law's object, and where applicable, the differences between the draft by-law that was filed and the by-law being submitted for passing, the expenditure, the mode of financing, payment and repayment of the expenditure;

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

- 40.5 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"

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- 2025-09-418 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 Roger Moss, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to adopt, with modifications, 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".

45. URBAN PLANNING

- 45.1 Request for a minor exemption for the property located at 1974 City Lane (Recreation centre)
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2025-09-419 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on September 3, 2025, for the property located at 1974 City Lane (Recreation Centre);

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

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 of an exterior aluminum siding that does not imitate clapboards on the main building, while the zoning by-law prohibits the use of an exterior aluminum siding when it does not imitate clapboards for the property located at 1974 City Lane (Recreation Centre);

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 of an exterior aluminum siding that does not imitate clapboards on the main building, while the zoning by-law prohibits the use of an exterior aluminum siding when it does not imitate clapboards for the property located at 1974 City Lane (Recreation Centre).

45.2 Request for a minor exemption for the property located at 3 Place Legault

2025-09-420 CONSIDERING THAT a request for minor exemptions was presented to the Planning Advisory Committee meeting held on September 3, 2025, for the property located at 3 Place Legault;

CONSIDERING THAT the request for minor exemptions is:
- to authorize that the extremity of the proposed building portion closest to the front landsite line be located at 3.90 metres from the left lateral landsite line, while the zoning by-law requires a lateral setback of a minimum of 4.5 metres, resulting in an encroachment of 0.6 metres in the left lateral setback;
- to authorize that the extremity of the proposed building portion closest to the rear landsite line to be located 4.48 metres from left lateral landsite line, while the zoning by-law requires a lateral setback of a minimum of 4.5 metres, resulting in an encroachment of 0.02 metres in the left lateral setback;
- to authorize that the main building be located at 8.18 metres from the rear landsite line, while the zoning by-law requires a rear setback of a minimum of 10 metres, resulting in an encroachment of 1.82 metres in the rear setback;

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

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

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the minor exemptions request:
- to authorize that the extremity of the proposed building portion closest to the front landsite line be located at 3.90 metres from the left lateral landsite line, while the zoning by-law requires a lateral setback of a minimum of 4.5 metres, resulting in an encroachment of 0.6 metres in the left lateral setback;



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- to authorize that the extremity of the proposed building portion closest to the rear landsite line to be located 4.48 metres from left lateral landsite line, while the zoning by-law requires a lateral setback of a minimum of 4.5 metres, resulting in an encroachment of 0.02 metres in the left lateral setback;
- to authorize that the main building be located at 8.18 metres from the rear landsite line, while the zoning by-law requires a rear setback of a minimum of 10 metres, resulting in an encroachment of 1.82 metres in the rear setback for the property located at 3 Place Legault;

It is moved by Councillor David Newell, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to **REFUSE** the request for minor exemptions:

- to authorize that the extremity of the proposed building portion closest to the front landsite line be located at 3.90 metres from the left lateral landsite line, while the zoning by-law requires a lateral setback of a minimum of 4.5 metres, resulting in an encroachment of 0.6 metres in the left lateral setback;
- to authorize that the extremity of the proposed building portion closest to the rear landsite line to be located 4.48 metres from left lateral landsite line, while the zoning by-law requires a lateral setback of a minimum of 4.5 metres, resulting in an encroachment of 0.02 metres in the left lateral setback;
- to authorize that the main building be located at 8.18 metres from the rear landsite line, while the zoning by-law requires a rear setback of a minimum of 10 metres, resulting in an encroachment of 1.82 metres in the rear setback and this for the property located at 3 Place Legault.

45.3 Request for a minor exemption for the property located at 479 Lakeshore

2025-09-421 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on September 3, 2025, for the property located at 479 Lakeshore;

CONSIDERING THAT the request for minor exemption is to authorize a gazebo with a surface area of 19.25 square metres, whereas the zoning by-law prescribes a maximum surface area of 16 square metres for a gazebo, representing a difference of 3.25 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 a gazebo with a surface area of 19.25 square metres, whereas the zoning by-law prescribes a maximum surface area of 16 square metres for a gazebo, representing a difference of 3.25 square metres for the property located at 479 Lakeshore;

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 a gazebo with a surface area of 19.25 square metres, whereas the zoning by-law prescribes a maximum surface area of 16 square metres for a gazebo, representing a difference of 3.25 square metres for the property located at 479 Lakeshore.

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 on projected lot 6 576 815 (between 134 Larch and 144 Larch)

2025-09-422 CONSIDERING THAT a building permit application was filed for a new main building located on projected lot 6 576 815 (between 134 Larch and 144 Larch);



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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 September 3, 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 on projected lot 6 576 815 (between 134 Larch and 144 Larch);

It is moved by Councillor David Newell, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to a building permit application for a new main building located on projected lot 6 576 815 (between 134 Larch and 144 Larch)

VOTES IN FAVOUR:

Councillors Dominique Godin, Martin St-Jean, Robert Mercuri, David Newell, Peggy Alexopoulos

VOTE OPPOSED:

Councillor Roger Moss

THE MOTION IS CARRIED. THE 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 ON PROJECTED LOT 6 576 815 (BETWEEN 134 LARCH AND 144 LARCH) IS APPROVED.

45.5 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

2025-09-423 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 September 3, 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 125 St-Andrew;

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 125 St-Andrew, according to option A.

45.6 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the extension of the main building located at 73 Jasper

2025-09-424 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 73 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;



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CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the September 3, 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 73 Jasper;

It is moved by Councillor David Newell, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to a building permit application for the extension of the main building located at 73 Jasper.

- 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 68 Brookside
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- 2025-09-425 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 September 3, 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, according to option 1 (Tundra Gray).

- 45.8 Request the approval of the Site Planning and Architectural Integration Programme (SPAIP) related to carrying out backfilling work for the property located at 308 London
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- 2025-09-426 CONSIDERING THAT a request was filed to carry out backfilling work for the property located at 308 London;

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the request to carry out backfilling work at the September 3, 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 308 London;

It is moved by Councillor David Newell, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to the permit application requesting to carry out backfilling work on the property located at 308 London.

- 45.9 Acceptance of an amount of \$324,907.20 for park fees to be paid by the owner of lot 6 576 815 (lot projeté 6 576 815 (entre le 134, Larch et 144, Larch)) 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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2025-09-427 It is moved by Councillor David Newell, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to ACCEPT the amount of \$324,907.20 for park fees to be paid by the owner of projected lot 6 576 815 (between 134 Larch and 144 Larch) 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 standardized municipal value of a portion of lot 2 424 121, representing an area of 10 744.40 square metres, i.e., \$3,249,072, and to transfer this sum to a fund specially reserved for park fees.

50. HUMAN RESOURCES

50.1 Nomination in view of permanency as Opérateur Annexe A-1 to position 5286 at the Public Works Department

2025-09-428 It is moved by Councillor Dominique Godin, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED that the nomination in view of permanency of Tommy Paquet as Opérateur Annexe A-1, be approved;

THAT this nomination be effective as of September 22, 2025, and subject to a probation period of 20 worked days in conformity with paragraph 17.17 of the blue collar employees collective agreement, after which the status of permanent employee will be recognized.

THAT Tommy Paquet's recognized seniority date be established as of April 22, 2024, date of his hiring.

53. COMMITTEES

53.1 Minutes of the Age-Friendly Municipality (AFM) Steering Committee meeting of August 14, 2025

2025-09-429 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) Steering Committee meeting of August 14, 2025.

53.2 Deposit of the Age-Friendly Municipality (AFM) 2024-2028 Action Plan

2025-09-430 Council takes note of the tabling of the Age-Friendly Municipality (AFM) 2024-2028 Action Plan.

53.3 Nomination of a member to the Planning Advisory Committee

2025-09-431 It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to approve the nomination of Luca Iuliani as a member of the Planning Advisory Committee effective as of September 22, 2025, until December 31, 2027.

53.4 Minutes of the Planning Advisory Committee meeting of September 3, 2025

2025-09-432 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 September 3, 2025.

60. GENERAL

60.1 Resolution to request the postponement of the compliance deadline for residential pools installed before November 1, 2010, as required by the Ministère des Affaires municipales et de l'Habitation (MAMH) of the Government of Québec



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2025-09-433 WHEREAS a new Act on Residential Swimming Pool Safety (s-3.1.02, r.1) came into effect in Quebec on July 1, 2021;

WHEREAS originally this Act applied to any new installation set up as of July 1, 2021, and to any installation existing before November 1, 2010 (“pre-2011 pools”), with a compliance deadline of July 1, 2023;

WHEREAS, at the request of various stakeholders citing labour shortages and significant costs in particular, the Ministère des Affaires municipales et de l’Habitation (MAMH) agreed to postpone the compliance date for any installation existing before November 1, 2010, from July 1, 2023, to September 30, 2025;

WHEREAS the implementation guide produced by the MAMH for municipal officers did not allow owners to have a different interpretation than that of the two aforementioned documents intended for them;

WHEREAS it was only on May 27 of this year, nearly four years after the entry into force of said Act, that the MAMH finally added examples clarifying the application of the Act;

WHEREAS many owners will be in violation as of September 30 due to a lack of resources; and

WHEREAS the MAMH is solely responsible for the situation to which owners of pre-2011 pools currently have to conform with;

It is moved by Councillor Martin St-Jean, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to support request the postponement of the compliance deadline for residential pools installed before November 1, 2010, as required by the MAMH of the Government of Québec;

That the Beaconsfield Municipal Council request that the MAMH postpone the compliance deadline set out in paragraph 2 of section 10 of the Residential Swimming Pool Safety Act (s-3.1.02, r.1) from September 30, 2025, to September 30, 2026, in order to allow owners of installations existing before November 1, 2010, to comply with said Act without market constraints, given the shortage of required accessories and qualified labour, and at a reasonable cost.

60.2 Modification to the group of municipalities for the collection and transport of recyclable materials and amendment of the intermunicipal agreement relating to the grouping to include the Town of Dorval Island

2025-09-434 CONSIDERING resolution 2023-10-682 regarding the creation of a group of municipalities comprised of the cities of Beaconsfield, Dorval, Kirkland and Mont-Royal for the collection and transport of recyclable materials and designation of the City of Beaconsfield as the signatory municipal body to an agreement with Éco Entreprises Québec;

CONSIDERING resolution 2024-03-067 modifying the group in order to add the City of Saint-Anne-de-Bellevue;

CONSIDERING that resolution 2023-10-682 authorizes the Mayor and the City Clerk to sign, for and in the name of the City of Beaconsfield, any intermunicipal or other agreement to be entered into between the municipalities of the group, as well as any other document required for this purpose;

CONSIDERING the request from the Town of Dorval Island to join the group of the municipalities of Beaconsfield, Dorval, Kirkland, Mount Royal and Sainte-Anne-de-Bellevue;

CONSIDERING that Éco Entreprises Québec favours the addition of the Town of Dorval Island to the group;

It is moved by Councillor Robert Mercuri, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to amend the group and, consequently, resolution 2023-10-682 in order to add the Town of Dorval Island to the grouping of municipalities, which now consists of the cities of



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Beaconsfield, Dorval, Kirkland, Mount Royal, Saint-Anne-de-Bellevue, and Dorval Island, for the collection and transportation of materials referred to in section 24 of the Regulation respecting a system of selective collection of certain residual materials; and

To authorize the Mayor and the City Clerk to sign, for and on behalf of the City of Beaconsfield, the amendment to the intermunicipal agreement to this effect between the municipalities of the group, as well as any other document required for this purpose.

70. AGGLOMERATION COUNCIL

70.1 Mayor's report on the decisions made by the Agglomeration Council at its meeting of August 28, 2025

2025-09-435 His Honour the Mayor points out that the Agglomeration continues its spending, as expenditures are approved by a majority vote, while the vote of the Association of Suburban Municipalities (ASM) remains in the minority.

80. DIRECTORS REPORTS

80.1 Deposit of the Directors reports

2025-09-436 Are received and accepted for information purposes:

Urban Planning Department's building report for August 2025;
DDO dispatch centre's report for July 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 Dominique Godin and UNANIMOUSLY RESOLVED to close the regular meeting at 9:15 p.m.

MAYOR

CITY CLERK