



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, December 15, 2025, at 8:00 p.m.

WERE PRESENT:

Mr. Mayor Martin St-Jean and Councillors Dominique Godin, Marie Léveillé, David Newell, Jason Rossie, Tim Quinn

ABSENT:

Councillor Robert Mercuri

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

Mr. Mayor calls the meeting to order.

2. AGENDA

2.1 Adoption of the agenda of the City of Beaconsfield's regular Council meeting of December 15, 2025

2025-12-501 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 December 15, 2025, as presented.

5. PUBLIC QUESTION PERIOD

Mr. Mayor reads a statement:

SOLIDARITY

As the holiday approach, a time when our communities seek peace, light, and solidarity, we are shaken by hateful acts that struck Brown University, where students lost their lives and several others were injured, as well as the community gathered to celebrate Hanukkah on Bondi Beach in Australia, where families were targeted and left in mourning.

These violent attacks, occurring just a few days after the sad anniversary of the mass shooting at Polytechnique in 1989, remind us that hatred presents itself in different forms, knows no borders, and threatens the values we hold dear: human dignity, safety, and respect for every person.

Tonight, on behalf of our community, I want to express our solidarity with the victims, their loved ones, and all who feel shaken or vulnerable as a result. We must unequivocally condemn these acts of violence and hatred.

At this time of year, when light holds such symbolic meaning in so many traditions, let us remember that our collective responsibility is to make it shine. May peace guide our words, may kindness inspire our actions, and may light always find its place in our hearts.

BUDGET

Contrary to our usual practice, the City will not be adopting the 2026 budget before the end of 2025. The budget, along with the Three-Year Capital Works Program, will instead be adopted at the special council meeting currently scheduled for January 19, 2026.

This exceptional situation is provided for by law in an election year, in order to allow newly elected officials to familiarize themselves



Minutes of the Council of Beaconsfield

with the City's financial situation and needs. In addition, Beaconsfield is still awaiting the required financial information from the City of Montréal to determine the share that will have to be paid.

OUTDOOR RINKS

The arrival of cold weather may not be particularly welcome for many, but it has had a positive effect on the community: our outdoor skating rinks are now open, just in time for the holiday season!

We invite everyone to make the most of the season by visiting our outdoor rinks, whether you are looking for a friendly hockey or ringette game, a quiet skate, or a chance to practise your figure skating skills.

For information regarding each rink's opening hours, as well as the schedules for different activities, please consult our webpage on the subject.

Mayor St-Jean invites the PDQ1 Commander, Eric Gosselin, to provide updates and information regarding citizen safety in Beaconsfield

Mr. Mayor announces the beginning of the public question period.

A resident asks to receive an update on the sound wall.

The Mayor indicates that, in the coming months, the new Council will determine its future course of action on this matter. He plans to meet with our Member of the National Assembly to discuss what assistance may be available for the City.

A resident requests a follow up to a previous question of his, regarding the creation of a committee made up of representatives from the City and residents to prepare for the next meeting with the STM regarding public transit to get to the REM. He adds that forming this committee will provide the opportunity to develop a strong, unified position for discussions with the STM.

Mr. Mayor reviewed the objective of the Committee and concludes that there will not be a committee formed to present a united front against the STM. He adds that in this matter, the STM is the decision-making authority and holds almost all of the information the resident is interested in knowing. However, the City is prepared to act as an intermediary to help facilitate communication. Recently, the City was informed that a follow-up meeting with the STM will be held on January 27, and that the resident will receive an invitation.

A resident asks the reasons for drafting By-law BEAC-174.

Mayor St-Jean explains that Draft By-law BEAC-174 is proposed to update and replace BEAC-001 which was adopted 20 years ago. The by-law essentially reflects the new reality, in particular the ability for Council to participate at a meeting electronically, the possibility for residents to ask questions in writing. It also incorporates recent provincial legislative changes.

A resident indicates that to avoid getting a speeding ticket on Elm, a notice should indicate that the park is closed from November to May and in the evening during the summer from 9 p.m.

The Mayor explains that the park is not closed in the winter and is open until 11 p.m. year-round, like all City parks. He indicates that Council adopted, a few years ago, a 30 km/h speed limit around school and park zones.

A resident asks if he could install on his property a shelter similar to the one installed at the entrance to the library.

Mr. Mayor indicates that the awning at the library was installed during COVID for the protection of residents lining up outside for services



Minutes of the Council of Beaconsfield

delivered under strict health and safety rules. He explains that such an awning is not warranted for a private home. He suggests that the resident directs his question to the Urban planning department.

A resident understands that there is a daily fee for an unlicensed animal to stay at the city pound. She asks for an official count of all animals who moved through the city pound, including outcome data. She requests the confirmation of the pound address and that the data be posted on the city website. She also requests details on the emergency plan with Humane World for Animals.

Mayor St-Jean indicates that her question will be referred to the administration for their follow-up. The Mayor indicates that the objective of the City is to mandate an organization to assist the City in emergency circumstances. The Humane World for Animals Montreal branch is part of a leading animal advocacy organization, and it will take the decision based on the well-being of animals, according to the crisis or emergency on hand.

A resident shares concerns about buses using Montrose, stating that she does not believe it is a safe option. She notes that there are parks at both ends of the road where many children cycle and people walk, and that the street is not wide enough for buses to pass safely when they meet. She also asks to obtain a copy of the safety testing results that STM has carried out. STM confirms the safeness of the bus route but does not want to share the results.

Mr. Mayor explains that he needs to study the information in depth before commenting. He acknowledges that STM is the expert public transit provider on the Montreal Island and that he would like further clarification on safety and technical considerations in order to form an opinion. He understands the resident's request to obtain the result of testing and will see what he can do to obtain them.

A resident would like to see a by-law requiring that bicycle helmets are mandatory up to the age of 18. He asks if this can be done.

Mayor St-Jean thanks the resident for the suggestion. He indicates that a discussion can take place at Council to evaluate the pros and cons.

A resident that lives on Montrose asks if the City actually has any recourse with STM in regard to requesting or opposing a bus route in Beaconsfield. She asks if the bus route from Beaconsfield station to the REM station is confirmed. She does question the need for such service when she sees that the bus on Sherbrooke is almost empty when it drives through.

Mr. Mayor explains that the STM has full jurisdiction on the territory through the Agglomeration's mandate. The Mayor indicates that no official information has been made public on what the STM is planning on doing on our territory. He understands that the decision making may include reconfiguration of certain routes. He concludes by indicating that the operational side of STM is something that only STM can address. He also indicates that only the STM has the data and information to plan a bus route. The City of Beaconsfield does not play a decisional role in this matter, however, the City can support residents by serving as a liaison with the STM.

A resident indicates that chapter 9 on communal mailboxes seems to be missing in BEAC 098.

Mayor St-Jean indicates that someone will get back to her with an answer. A resident expresses her support to the residents on Montrose who are reluctant to the idea of a bus route on that street. She asks if a bus route on Elm could be considered instead.

Mr. Mayor reiterates that the City of Beaconsfield does not decide where and if bus routes are running.

A resident asks to explain the process when reviewing or amending a by-law.

The Mayor indicates that he should communicate with his Councillor who will be able to refer him to the proper channel.



Minutes of the Council of Beaconsfield

A resident questions the fact that Ste-Anne-de-Bellevue can take a position regarding buses passing on their streets and not Beaconsfield. She also asks if Beaconsfield was forced to install a concrete platform for bus stops by STM. She suggests making representations to the City of Kirkland to obtain parking for Beaconsfield residents. She also notes that speeding is prevalent on certain streets of Beaconsfield.

Mayor St-Jean explains that he believes that Ste-Anne-de-Bellevue took the position only once STM confirmed its own. He indicates that all municipalities near the REM stations have parking issues. He adds that commuter parking lots open to the general public should have been planned earlier in the project. Kirkland reached an agreement with a private property owner to secure parking for their residents. He also adds that Kirkland refuses access to the parking to the other municipalities for safety reasons and heavy traffic near the station. The Mayor invites the resident to submit a request to the Traffic Advisory Committee.

A resident that lives on Montrose shares her frustrations as the STM suggests that residents wait and the City says they have no information. She was surprised to get up one morning and see a concrete platform being installed, why did the City not inform the residents of this. Later, she received a letter from STM informing her of the bus route. She believes that parking possibilities at the REM would possibly avoid a bus on a quiet street. She does not understand that the City does not represent the residents in this matter at the Agglomeration council.

Mr. Mayor explains that at the Agglomeration meetings, requests for parking around the REM stations have not been addressed, although questions about the bus routes have been raised. He also adds that as a related City, Beaconsfield, as other related cities, has very little leverage if any.

A resident on Montrose agrees to the REM but objects to the bus, especially because it pollutes and compromises kids' safety. He explains that people like to walk in Beaconsfield and that he can walk to the REM in 15 minutes, he believes the City should encourage walking. He adds that he trusts that with the Mayor's diplomatic approach, he will be able to explain to the STM the culture and lifestyle of the residents in Beaconsfield without confrontation.

Mayor St-Jean indicates that the City of Beaconsfield has not been informed of how many routes will serve the REM, and that the City expects the STM to make that information public soon for all areas of Beaconsfield and neighbouring municipalities.

A resident indicates that she asked a written question at the last Agglomeration meeting concerning parking at the REM, fluoride in the West island water, and anti-car approach in Kirkland. The new Mayor of Montreal said she was ready to collaborate with West-island cities. She wonders if that collaboration is happening and if Beaconsfield is collaborating with other west-island municipalities. She inquires whether the files will be reviewed or whether it is being accepted that the REM parking is not within our control.. Finally, she asks if the City of Beaconsfield should limit Kirkland residents from parking at the Beaconsfield train station.

Mayor St-Jean welcomes that the new elected Mayor is willing to collaborate and is looking forward to a new era where a good rapport between Montreal and related cities is to be found. He explains that beyond words he is questioning how it will translate into concrete realistic actions, the outcome remains to be seen. He understands the rhetorical question regarding Kirkland resident's parking at the Beaconsfield train station.

The question period ends at 9:04 p.m.

10. MINUTES

- 10.1 Adoption of the minutes of the City of Beaconsfield's regular Council meeting of November 17, 2025
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Minutes of the Council of Beaconsfield

2025-12-502 It is moved by Councillor David Newell, seconded by Councillor Tim Quinn and UNANIMOUSLY RESOLVED to approve the minutes of the City of Beaconsfield's regular Council meeting of November 17, 2025, at 8:00 p.m.

20. CONTRACTS

20.1 Awarding of contract GRE-COMM 2025-02 for the printing of the Contact and Info-Flash for 2026 to the single and conforming bidder, Accent Impression Inc., in the amount of \$55 681,23, all taxes included

2025-12-503 It is moved by Councillor Marie Léveillé, seconded by Councillor Jason Rossie and UNANIMOUSLY RESOLVED to award contract GRE-COMM 2025-02 for the printing of the Contact and Info-Flash for 2026 to the single and conforming bidder, Accent Impression Inc., in the amount of \$55,681.23, all taxes included; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-145-00-441.

20.2 Renewal of contract TP 2021-11 for the provision of professional services for the five-year preventive programme for the water supply network for the year 2026 with Management Simo Inc., at an approximate cost of \$135,796.60, all taxes included

2025-12-504 It is moved by Councillor Tim Quinn, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to approve the renewal of contract TP 2021-11 for the provision of professional services for the five-year preventive programme for the water supply network for the year 2026 with Management Simo Inc., at an approximate cost of \$135,796.60, all taxes included;

To allot an adjustment according to the 2025 Consumer Price Index for the Montreal region, plus taxes, as per tender TP 2021-11; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-413-00-447. The treasurer must foresee sufficient funds in the forthcoming 2026 budget to provide for this expense.

20.3 Renewal of contract TP 2023-02 for mowing and cleaning of the city's green space for the year 2026 with Lee Ling Paysagement, at an approximate cost of \$225,750.00, all taxes included

2025-12-505 It is moved by Councillor Jason Rossie, seconded by Councillor Marie Léveillé and UNANIMOUSLY RESOLVED to approve the renewal of contract TP 2023-02 for mowing and cleaning of the City's green space for the year 2026 with Lee Ling Paysagement, at an approximate cost of \$225,750.00, all taxes included;

To allot an adjustment according to the 2025 Consumer Price Index for the Montreal region, plus taxes, as per tender TP 2023-02; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-725-55-574. The treasurer must foresee sufficient funds in the forthcoming 2026 budget to provide for this expense.

20.4 Renewal of contract TP 2023-07 for transport of bulk leaves for the year 2026 with GFL Environmental Inc., at an approximate cost of \$59,850.00, all taxes included

2025-12-506 It is moved by Councillor Marie Léveillé, seconded by Councillor Tim Quinn and UNANIMOUSLY RESOLVED to approve the renewal of contract TP 2023-07 for transport of bulk leaves for the year 2026 with GFL Environmental Inc., at an approximate cost of \$59,850.00, all taxes included;



Minutes of the Council of Beaconsfield

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

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

- 20.5 Renewal of contract TP 2024-07 for arboriculture work at an hourly rate for the year 2026 with Arbo-Design Inc., at an approximate cost of \$439,959.60, all taxes included

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- 2025-12-507 It is moved by Councillor David Newell, seconded by Councillor Jason Rossie and UNANIMOUSLY RESOLVED to approve the renewal of contract TP 2024-07 for arboriculture work at an hourly rate for the year 2026 with Arbo-Design Inc., at an approximate cost of \$439,959.60, all taxes included;

To allot an adjustment according to the 2025 Consumer Price Index for the Montreal region, plus taxes, as per tender TP 2024-07; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-725-50-571. The treasurer must foresee sufficient funds in the forthcoming 2026 budget to provide for this expense.

- 20.6 Renewal of contract TP 2025-01 for landscaping maintenance for Beaurepaire Village for the year 2026 with 7574479 Canada Inc. (DLC), at an approximate cost of \$36,420.87, all taxes included

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- 2025-12-508 It is moved by Councillor Dominique Godin, seconded by Councillor Marie Léveillé and UNANIMOUSLY RESOLVED to approve the renewal of contract TP 2025-01 for landscaping maintenance for Beaurepaire Village for the year 2026 with 7574479 Canada Inc. (DLC), at an approximate cost of \$36,420.87, all taxes included;

To allot an adjustment according to the 2025 Consumer Price Index for the Montreal region, plus taxes, as per tender TP 2025-01; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-725-50-572. The treasurer must foresee sufficient funds in the forthcoming 2026 budget to provide for this expense.

- 20.7 Renewal of an annual services contract for the bciti+ citizen platform by Solutions B-CITI Inc. for the year 2026, for the approximate amount of \$59,865.19, all taxes included

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- 2025-12-509 CONSIDERING resolution 2018-12-474 purchasing the B-CITI Citizen Platform and subsequent renewal resolutions;

CONSIDERING that the object of this contract stems from the use of a software product and is to ensure compatibility with existing systems, software packages or software products under section 573.3.6a) of the Cities and Towns Act;

CONSIDERING By-law BEAC-151 concerning contract management;

It is moved by Councillor Marie Léveillé, seconded by Councillor Jason Rossie and RESOLVED to approve the renewal of an annual services contrat for the bciti+ citizen platform by Solutions B-CITI Inc. for the year 2026, for the approximate amount of \$59,865.19, all taxes included;

To approve the variable monthly fees associated to notifications, according to usage; and

To authorize the Finance and Treasury Department to charge these expenses to budget code 02-145-00-415.

VOTES IN FAVOUR:

Councillors Marie Léveillé, David Newell, Jason Rossie, Tim Quinn



Minutes of the Council of Beaconsfield

VOTE OPPOSED:

Councillor Dominique Godin

THE MOTION IS CARRIED. THE RENEWAL OF AN ANNUAL SERVICES CONTRACT FOR THE BCITI+ CITIZEN PLATFORM BY SOLUTIONS B-CITI INC. FOR THE YEAR 2026, FOR THE APPROXIMATE AMOUNT OF \$59,865.19, ALL TAXES INCLUDED IS APPROVED.

30. FINANCE AND TREASURY

- 30.1 Approval of the list of accounts payable as of December 15, 2025, and of the list of pre-authorized payments for the period of November 6, 2025, to November 16, 2025, and for the period of November 18, 2025, to December 3, 2025, for a total disbursement of \$5,272,222.73
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- 2025-12-510 CONSIDERING the lists submitted by the Treasurer regarding the payment of expenses for financial and investment activities;

It is moved by Councillor David Newell, seconded by Councillor Marie Léveillé and UNANIMOUSLY RESOLVED:

To approve the list of accounts payable as of December 15, 2025, regarding expenses for financial and investment activities totalling \$652,390.43; and

To approve the list of pre-authorized payments from November 6, 2025, to November 16, 2025, and for the period of November 18, 2025, to December 3, 2025, totalling \$4,018,493.24 and electronic payments, for the same period, of salaries paid to municipal employees, bank fees and the debt service, totalling \$601,339.06; and

That all these disbursements totalling \$5,272,222.73 be drawn from the City's bank account at Royal Bank of Canada, Beaconsfield branch.

- 30.2 Authorization to proceed with budgetary transfers
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- 2025-12-511 CONSIDERING section 13 of By-law BEAC-029 entitled "By-law regarding budget control and monitoring";

It is moved by Councillor Tim Quinn, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to authorize the Treasurer to proceed with the budgetary transfers proposed for 2025.

- 30.3 Approval of a \$150 contribution to Lakeshore Light Opera Inc. for the purchase of an advertisement in their souvenir programme for the year 2026
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- 2025-12-512 It is moved by Councillor Marie Léveillé, seconded by Councillor Jason Rossie and UNANIMOUSLY RESOLVED to approve a \$150 contribution to Lakeshore Light Opera Inc. for the purchase of an advertisement in their souvenir programme for the year 2026; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-731-10-992. The treasurer must foresee sufficient funds in the forthcoming 2026 budget to provide for this expense.

- 30.4 Approval of a \$250 contribution to Embla Craft Syversen for participating in the Player-Development Program U-15 Cup championship by Soccer Canada in Vaughan (Ontario) from August 25 to September 1, 2025
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- 2025-12-513 It is moved by Councillor Jason Rossie, seconded by Councillor Tim Quinn and UNANIMOUSLY RESOLVED to approve a \$250 contribution to Embla Craft Syversen for participating in the Player-Development Program U-15 Cup championship by Soccer Canada held in Vaughan (Ontario) from August 25 to September 1, 2025; and



Minutes of the Council of Beaconsfield

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

To issue the cheque in the name of the father, Robert Craft.

40. BY-LAWS

- 40.1 Filing, notice of motion and adoption of Draft By-law BEAC-098-06 entitled "By-law amending By-law BEAC-098 on Site Planning and Architectural Integration Programs in order to modify the scope of application, modify the terminology and to add objectives and criteria for heritage immovables" and submission of the Draft by-law to a public consultation on January 26, 2026, at 7:00 p.m.

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- 2025-12-514 WHEREAS the draft by-law is filed and a notice of motion is given by Councillor Dominique Godin for Draft By-law BEAC-098-06 entitled "By-law amending By-law BEAC-098 on Site Planning and Architectural Integration Programs in order to modify the scope of application, modify the terminology and to add objectives and criteria for heritage immovables" in compliance with the *Cities and Towns Act* and the *Act respecting land use planning and development*;

It is moved by Councillor Dominique Godin, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED to adopt, as submitted, the Draft By-law BEAC-098-06 entitled "By-law amending By-law BEAC-098 on Site Planning and Architectural Integration Programs in order to modify the scope of application, modify the terminology and to add objectives and criteria for heritage immovables" and to submit the Draft By-law to a public consultation on January 26, 2026, at 7:00 p.m., in compliance with the *Act respecting land use planning and development*.

- 40.2 Filing and notice of motion of Draft By-law BEAC-172 entitled "By-law on tariffs 2026"

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- 2025-12-515 Councillor Marie Léveillé files Draft By-law BEAC-172 entitled "By-law on tariffs 2026" 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*.

- 40.3 Filing and notice of motion of Draft By-law BEAC-174 entitled "By-law on the rules of conduct and on the regular meetings of the Municipal Council"

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- 2025-12-516 Councillor Jason Rossie files Draft By-law BEAC-174 entitled "By-law on the rules of conduct and on the regular meetings of the Municipal Council" 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*.

45. URBAN PLANNING

- 45.1 Request for a minor exemption for the property located at 27 Laurier Court

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- 2025-12-517 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on November 26, 2025, for the property located at 27 Laurier Court;

CONSIDERING THAT the request for minor exemption is to authorize the construction of a pergola to be at a distance of 0 metres of a shed, 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 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;



Minutes of the Council of Beaconsfield

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the minor exemption request to authorize the construction of a pergola to be at a distance of 0 metres of a shed, whereas the zoning by-law prescribes a distance between two ancillary structures to be 2 metres minimum for the property located at 27, Laurier Court;

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 the construction of a pergola to be at a distance of 0 metres of a shed, whereas the zoning by-law prescribes a distance between two ancillary structures to be 2 metres minimum for the property located at 27 Laurier Court.

45.2 Request for minor exemptions for the property located at 29 East Gables

2025-12-518 CONSIDERING THAT a request for minor exemptions was presented to the Planning Advisory Committee meeting held on December 15, 2025, for the property located at 29 East Gables;

CONSIDERING THAT the request for minor exemptions is:

To authorize that the existing main building be located at 9.15 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 0.85 metres in the rear setback;

To authorize that the projected extension of the main building be located at 9.15 metres from the rear landsite line, while the zoning bylaw requires a rear setback of a minimum of 10 metres, resulting in an encroachment of 0.85 metres in the rear setback;;

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

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

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

To authorize that the existing main building be located at 9.15 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 0.85 metres in the rear setback;

To authorize that the projected extension of the main building be located at 9.15 metres from the rear landsite line, while the zoning bylaw requires a rear setback of a minimum of 10 metres, resulting in an encroachment of 0.85 metres in the rear setback; for the property located at 29 East Gables;

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

To authorize that the existing main building be located at 9.15 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 0.85 metres in the rear setback;

To authorize that the projected extension of the main building be located at 9.15 metres from the rear landsite line, while the zoning bylaw requires a rear setback of a minimum of 10 metres, resulting in an encroachment of 0.85 metres in the rear setback; for the property located at 29 East Gables.



Minutes of the Council of Beaconsfield

45.3 Request for a minor exemption for the property located at 113 Brentwood

2025-12-519 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on November 26, 2025, for the property located at 113 Brentwood;

CONSIDERING THAT the request for minor exemption is to authorize that the main building be located at 5.58 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 0.42 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 5.58 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 0.42 metres in the front setback for the property located at 113 Brentwood;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED APPROVE the request for a minor exemption to authorize that the main building be located at 5.58 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 0.42 metres in the front setback for the property located at 113 Brentwood.

45.4 Request for a minor exemption for the property located at 409 Bishop

2025-12-520 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on November 26, 2025, for the property located at 409 Bishop;

CONSIDERING THAT the request for minor exemption is to authorize a single parking access point with a width of 7.64 metres, whereas zoning regulations prescribes a maximum width of 7.5 metres for a single parking access point, representing a difference of 0.14 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 single parking access point with a width of 7.64 metres, whereas zoning regulations prescribes a maximum width of 7.5 metres for a single parking access point, representing a difference of 0.14 metres for the property located at 409 Bishop;

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 single parking access point with a width of 7.64 metres, whereas zoning regulations prescribes a maximum width of 7.5 metres for a single parking access point, representing a difference of 0.14 metres for the property located at 409 Bishop.

45.5 Request for a minor exemption for the property located at 425 Bishop

2025-12-521 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on November 26, 2025, for the property located at 425 Bishop;



Minutes of the Council of Beaconsfield

CONSIDERING THAT the request for minor exemption is to authorize a single parking access point with a width of 7.68 metres, whereas zoning regulations prescribes a maximum width of 7.5 metres for a single parking access point, representing a difference of 0.18 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 single parking access point with a width of 7.68 metres, whereas zoning regulations prescribes a maximum width of 7.5 metres for a single parking access point, representing a difference of 0.18 metres for the property located at 425 Bishop;

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 single parking access point with a width of 7.68 metres, whereas zoning regulations prescribes a maximum width of 7.5 metres for a single parking access point, representing a difference of 0.18 metres for the property located at 425 Bishop.

45.6 Request for minor exemptions for the property located at 516 Lakeshore

2025-12-522 CONSIDERING THAT a request for minor exemptions was presented to the Planning Advisory Committee meeting held on November 26, 2025, for the property located at 516 Lakeshore;

CONSIDERING THAT the request for minor exemptions is:

To authorize two ancillary structures of the same type on a landsite, an attached garage to the projected main building and an existing detached garage, even though the zoning bylaw stipulates that only one ancillary structure of the same type is permitted per landsite and that attached and detached garages are considered to be part of the same type of structure;

To authorize the existing detached garage to be located in the front yard, whereas the zoning by-law prescribes that a detached garage must be located in the side and rear yards only;

To authorize the existing detached garage to have a height of 5.56 metres, whereas the zoning by-law prescribes a maximum height of 4.5 metres for a detached garage, representing a difference of 1.06 metres;

To authorize the existing detached garage to have an area of 47.72 square metres, whereas the zoning by-law prescribes a maximum area of 40 square metres for a detached garage, representing a difference of 7.72 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 exemptions request:

To authorize two ancillary structures of the same type on a landsite, an attached garage to the projected main building and an existing detached garage, even though the zoning bylaw stipulates that only one ancillary structure of the same type is permitted per landsite and that attached and detached garages are considered to be part of the same type of structure;

To authorize the existing detached garage to be located in the front yard, whereas the zoning by-law prescribes that a detached garage must be located in the side and rear yards only;



Minutes of the Council of Beaconsfield

To authorize the existing detached garage to have a height of 5.56 metres, whereas the zoning by-law prescribes a maximum height of 4.5 metres for a detached garage, representing a difference of 1.06 metres;

To authorize the existing detached garage to have an area of 47.72 square metres, whereas the zoning by-law prescribes a maximum area of 40 square metres for a detached garage, representing a difference of 7.72 square metres; for the property located at 516 Lakeshore;

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

To authorize two ancillary structures of the same type on a landsite, an attached garage to the projected main building and an existing detached garage, even though the zoning bylaw stipulates that only one ancillary structure of the same type is permitted per landsite and that attached and detached garages are considered to be part of the same type of structure;

To authorize the existing detached garage to be located in the front yard, whereas the zoning by-law prescribes that a detached garage must be located in the side and rear yards only;

To authorize the existing detached garage to have a height of 5.56 metres, whereas the zoning by-law prescribes a maximum height of 4.5 metres for a detached garage, representing a difference of 1.06 metres;

To authorize the existing detached garage to have an area of 47.72 square metres, whereas the zoning by-law prescribes a maximum area of 40 square metres for a detached garage, representing a difference of 7.72 square metres; for the property located at 516 Lakeshore.

45.7 Request for a minor exemption for the property located at 564 Chester

2025-12-523 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on November 26, 2025, for the property located at 564 Chester;

CONSIDERING THAT the request for minor exemption is to authorize that the projected extension of the main building be located at 9.70 metres from the rear landsite line, while the zoning bylaw requires a rear setback of a minimum of 10 metres, resulting in an encroachment of 0.30 metres in the rear setback;;

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

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

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the minor exemption request to authorize that the projected extension of the main building be located at 9.70 metres from the rear landsite line, while the zoning bylaw requires a rear setback of a minimum of 10 metres, resulting in an encroachment of 0.30 metres in the rear setback; for the property located at 564 Chester;

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 that the projected extension of the main building be located at 9.70 metres from the rear landsite line, while the zoning bylaw requires a rear setback of a minimum of 10 metres, resulting in an encroachment of 0.30 metres in the rear setback; for the property located at 564 Chester.

45.8 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the extension of the main building located at 29 East Gables



Minutes of the Council of Beaconsfield

2025-12-524 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 29 East Gables;

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 November 26, 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 29 East Gables;

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 29 East Gables.

45.9 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the extension of the main building located at 65 Fieldfare

2025-12-525 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 65 Fieldfare;

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 November 26, 2025, meeting and is of the opinion that the applicable objectives and criteria are respected according to option B, which requires the use of bricks;

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 65 Fieldfare;

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 65 Fieldfare, according to option B, which requires the use of bricks.

45.10 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the extension of the main building located at 79 Elm

2025-12-526 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 79 Elm;

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 November 26, 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 79, Elm;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating



Minutes of the Council of Beaconsfield

to a building permit application for the extension of the main building located at 79 Elm.

- 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 78 Celtic
-

- 2025-12-527 CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 78 Celtic;

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 November 26, 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 78, Celtic ;

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 78 Celtic.

- 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 224 Sidney-Cunningham
-

- 2025-12-528 CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 224 Sidney-Cunningham;

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 November 26, 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 224 Sidney-Cunningham ;

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 224 Sidney-Cunningham.

- 45.13 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 552 Cedar
-

- 2025-12-529 CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 552 Cedar;

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



Minutes of the Council of Beaconsfield

the November 26, 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 552 Cedar;

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 552 Cedar.

- 45.14 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 114 Brentwood
-

- 2025-12-530 CONSIDERING THAT on January 8, 2025, Council adopted resolution 2025-01-23 approving the site planning and architectural integration programme for a building permit application at 114 Brentwood;

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 November 26, 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 114 Brentwood ;

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 114 Brentwood.

- 45.15 Request the approval of the Site Planning and Architectural Integration Programme (SPAIP) related to carrying out backfilling work for the property located at 114 Brentwood
-

- 2025-12-531 CONSIDERING THAT a request was filed to carry out backfilling work for the property located at 114 Brentwood;

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 November 26, 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 114 Brentwood;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to the permit application requesting to carry out backfilling work on the property located at 114 Brentwood.

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



Minutes of the Council of Beaconsfield

2025-12-532 CONSIDERING THAT a certificate of authorization application was filed for the installation of a sign at 441 Beaconsfield;

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the permit application at the November 26, 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 issuance of a certificate of authorization for the installation of a sign at 441 Beaconsfield ;

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

45.17 Request for a minor exemption for the property located at 152 Ashley

2025-12-533 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on November 26, 2025, for the property located at 152 Ashley;

CONSIDERING THAT the request for a minor exemption is to allow the unistone to be installed at 0 metres from the rear property line on a maximum width of 8.25 metres, whereas the zoning by-law prescribes that a minimum width of 2 metres along the property limit of the back yard and side yard of a single-family dwelling must be preserved and maintained with grass, vegetation, crushed stone, or river stone;

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 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 exemption request is to allow the unistone to be installed at 0 metres from the rear property line on a maximum width of 8.25 metres, whereas the zoning by-law prescribes that a minimum width of 2 metres along the property limit of the back yard and side yard of a single-family dwelling must be preserved and maintained with grass, vegetation, crushed stone, or river stone for the property located at 152, Ashley;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to REFUSE the request for a minor exemption: to allow the unistone to be installed at 0 metres from the rear property line on a maximum width of 8.25 metres, whereas the zoning by-law prescribes that a minimum width of 2 metres along the property limit of the back yard and side yard of a single-family dwelling must be preserved and maintained with grass, vegetation, crushed stone, or river stone and this for the property located at 152 Ashley.

45.18 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 187 Chestnut

2025-12-534 CONSIDERING THAT a building permit application was filed for a new main building located at 187 Chestnut;



Minutes of the Council of 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 submitted with the building permit application at the November 26, 2025, meeting and is of the opinion that the objective to propose a building with harmonious shapes and volumes is not respected because the criteria that the architectural treatment of a new building or extension allows a harmonious relationship mitigating a difference in height, volume and number of stories in relationship with the neighbouring buildings or buildings adjacent to another municipality is not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to the building permit application for a new main building located at 187, Chestnut;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to the building permit application for a new main building located at 187 Chestnut.

- 45.19 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 516 Lakeshore
-

- 2025-12-535 CONSIDERING THAT a building permit application was filed for a new main building located at 516 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 submitted with the building permit application at the November 26, 2025, meeting and is of the opinion that the objective to propose sustainable, quality architecture is not respected because the criteria mentioning the exterior cladding materials are durable, with sober colours and compatible with the surrounding buildings is not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to the building permit application for a new main building located at 516, Lakeshore ;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to the building permit application for a new main building located at 516 Lakeshore.

- 45.20 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 26 Manresa
-

- 2025-12-536 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 26 Manresa;

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 November 26, 2025, meeting and is of the opinion that:

- the objective to propose sustainable, quality architecture is not respected because the criteria on (1) sills, stairs and access ramps integrate with the architectural composition of the building, (2) The exterior cladding materials are durable, with sober colours and compatible with the surrounding buildings and (3) exterior cladding materials and architectural components match together, in form, texture and colour are not fulfilled;



Minutes of the Council of Beaconsfield

- the objective to mitigate the impact of garages on the facade of the main building is not respected because the criteria that a setback, in the form of a notch, is provided between an integrated or attached garage and the entire building facade is not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to a building permit application for the extension of the main building located at 26 Manresa ;

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 26 Manresa.

- 45.21 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the modification of the facade of the main building located at 34 White Pine
-

- 2025-12-537 CONSIDERING THAT a building permit application was filed for the modification of the facade of the main building located at 34 White Pine;

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents submitted with the building permit application at the November 26, 2025, meeting and is of the opinion that the objective to propose a sustainable, quality architecture is not respected because the criteria on (1) the exterior cladding materials are durable, with sober colours and compatible with the surrounding buildings and (2) exterior cladding materials and architectural components match together, in form, texture and colour, are not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to the building permit application for the modification of the facade of the main building located at 34, White Pine;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to the building permit application for the modification of the facade of the main building located at 34 White Pine.

- 45.22 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the modification of the facade of the main building located at 45 Sweetbriar
-

- 2025-12-538 CONSIDERING THAT a building permit application was filed for the modification of the facade of the main building located at 45 Sweetbriar;

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents submitted with the building permit application at the November 26, 2025, meeting and is of the opinion that the objective to propose sustainable, quality architecture is not respected because the criteria on (1) the exterior cladding materials are durable, with sober colours and compatible with the surrounding buildings and (2) exterior cladding materials and architectural components match together, in form, texture and colour are not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to the building permit application for the modification of the facade of the main building located at 45, Sweetbriar;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating



Minutes of the Council of Beaconsfield

to the building permit application for the modification of the facade of the main building located at 45 Sweetbriar.

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

- 2025-12-539 CONSIDERING THAT a building permit application was filed for the modification of the facade of the 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 submitted with the building permit application at the November 26, 2025, meeting and is of the opinion that the objective to propose a sustainable, quality architecture is not respected because the criteria on the exterior cladding materials are durable, with sober colours and compatible with the surrounding buildings is not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to the building permit application for the modification of the facade of the main building located at 74, Brunswick ;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to the building permit application for the modification of the facade of the main building located at 74 Brunswick.

51. APPOINTMENT OF ELECTED OFFICIALS

- 51.1 Appointment of Acting Mayor for the months of January, February, March and April 2026
-

- 2025-12-540 It is moved by Councillor Marie Léveillé, seconded by Councillor Jason Rossie and UNANIMOUSLY RESOLVED to designate Councillor Dominique Godin as Acting Mayor for the months of January, February, March and April 2026.

53. COMMITTEES

- 53.1 Minutes of the Planning Advisory Committee meeting of November 26, 2025
-

- 2025-12-541 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 November 26, 2025.

- 53.2 Renewal of the mandate of a member to the Planning Advisory Committee
-

- 2025-12-542 It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to approve the renewal of the mandate of Ben Anson as a member of the Planning Advisory Committee effective as of January 1, 2026, until December 31, 2027.

- 53.3 Renewal of the mandate of members of the Culture and Leisure Advisory Committee
-

- 2025-12-543 It is moved by Councillor Dominique Godin, seconded by Councillor Tim Quinn and UNANIMOUSLY RESOLVED to approve the renewal of Andrea Baldoni, Claude Gagné and Matthew Steven as members of the Culture and Leisure Advisory Committee, effective as of December 15, 2025, until December 31, 2027.



Minutes of the Council of Beaconsfield

60. GENERAL

- 60.1 Renewal of Resolution 2024-09-383 – Request for a letter of support to the Batshaw Youth and Family Centres for Beaconsfield campus infrastructure project on the property of the Montreal West island CIUSSS
-

2025-12-544 WHEREAS resolution number 2024-09-383 was adopted on September 23, 2024, regarding the request for a letter of support to the Batshaw Youth and Family Centres for Beaconsfield campus infrastructure project on the property of the Montreal West island CIUSSS (which has since become Santé Québec);

WHEREAS the resolution provided for the conclusion of a prior agreement for a real and perpetual right-of-way servitude, at all times necessary for the maintenance and proper functioning of a storm sewer line on the Batshaw Youth and Family Centre property, and this no later than December 31, 2024;

WHEREAS the agreement was signed by Santé Québec on November 6, 2025, after the December 31, 2024, conditional deadline;

WHEREAS it is necessary, due to the initially anticipated deadline being exceeded, to confirm the intention of Council to mandate the administration to prepare a letter of support regarding the project covered by said resolution 2024-09-383;

It is moved by Councillor Tim Quinn, seconded by Councillor Jason Rossie and UNANIMOUSLY RESOLVED that resolution 2024-09-383 regarding the request for a letter of support to the Batshaw Youth and Family Centres for Beaconsfield campus infrastructure project on the property of the Montreal West island CIUSSS be renewed;

THAT the preparation and issuance of a letter of support be confirmed, even if the conclusion of the prior agreement relating to the right-of-way servitude occurs after December 31, 2024;

THAT the support be conditional upon a real and perpetual right-of-way servitude, at all times necessary for the maintenance and proper functioning of a storm sewer line, being signed in favour of the City Beaconsfield on the Santé Québec property;

THAT the support is granted exclusively for the preliminary concept of the Beaconsfield campus project, subject to regulatory analysis by municipal services according to the applicable by-laws in force;

THAT the City Clerk and Director of the Clerk's Office and Public Affairs be authorized to sign said letter the agreement and any and all related or necessary documents to give full effect to this resolution.

- 60.2 Deposit of the register of statements of donations, marks of hospitality or other advantages received by Council members in 2025
-

2025-12-545 Council takes note of the deposit of the register of statements of donations, marks of hospitality or other advantages received by Council members in 2025.

- 60.3 Deposit of the statements of pecuniary interests of Council members
-

2025-12-546 WHEREAS in accordance with sections 357 and following of *An Act respecting elections and referendums in municipalities*, every member of Council must, within 60 days of the declaration of their election or within 60 days after the anniversary of the declaration of their election, file at a Council meeting a written statement of their pecuniary interests in immovables located in the territory of the municipality and of the Communauté métropolitaine de Montréal and in legal persons, partnerships and businesses likely to make transactions with the municipality or any municipal body of which they are a member;



Minutes of the Council of Beaconsfield

THEREFORE, Council takes note that the statements of pecuniary interests of Mayor Martin St-Jean and of Councillors Dominique Godin, Marie Léveillé, Robert Mercuri, David Newell, Jason Rossie and Tim Quinn have been accepted as presented, in accordance with *An Act respecting elections and referendums in municipalities*.

60.4 Adoption of the Age-Friendly Municipality Policy and the 2024-2028 Action Plan

2025-12-547 CONSIDERING THAT the City Council has taken note of the Age-Friendly Municipality policy and the 2024-2028 Action Plan;

CONSIDERING THAT as part of this process, the steering committee conducted a survey and held public consultation meetings with the various age groups of the senior population;

CONSIDERING THAT the City Council is satisfied with the policy and its action plan;

It is moved by Councillor Jason Rossie, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED to adopt the Age-Friendly Municipality Policy and its 2024-2028 Action Plan.

60.5 Authorization to the Age-Friendly Municipality (MADA) Committee to monitor the 2024-2028 Action Plan according to the Age-Friendly Municipality Policy

2025-12-548 CONSIDERING that the adoption of the Age-Friendly Municipality Policy and the 2024-2028 Action Plan requires a monitoring structure;

CONSIDERING that a monitoring committee is fundamental to the progression of the Age-Friendly Municipality Policy;

CONSIDERING that the Age-Friendly Municipality policy is a way of thinking and acting which concerns all fields of intervention of the municipality;

It is moved by Councillor Marie Léveillé, seconded by Councillor Jason Rossie and UNANIMOUSLY RESOLVED to authorize the AFM committee, under the chairmanship of the elected official, to ensure the monitoring and the evaluation of the 2024-2028 Action Plan according to the Age-Friendly Municipality Policy and its mandate is to:

- exercise a monitoring role in order to ensure continuity and sustainability;
- prioritize the elements of the 2024-2028 Action Plan;
- encourage the involvement of Department directors in the definition and application of measures that will ensure the implementation of the Age-Friendly Municipality policy;
- ensure the link between municipal authorities and the community regarding this policy;
- assist the Council in the study of files likely to be the subject of by-law or policy having an impact on the policy Age-friendly Municipality;
- play an advisory and vigilance role, thanks to its expertise.

60.6 Authorization to sign an agreement with Humane World for Animals for the protection of animals in emergency situations

2025-12-549 WHEREAS the municipality wishes to protect and ensure the welfare of animals during natural disasters or any other emergency situations;

WHEREAS the organization Humane World for Animals has the expertise and resources necessary to intervene during such situations;

WHEREAS the cooperation agreement previously signed with Humane Society International-Canada needed to be revised and updated;

It is moved by Councillor Dominique Godin, seconded by Councillor Tim Quinn and UNANIMOUSLY RESOLVED that the Municipal Council authorizes the signing of an agreement with Humane World for Animals to allow this organization to intervene on behalf of animals affected by natural



Minutes of the Council of Beaconsfield

disasters or other emergency situations within the territory of the municipality, in accordance with the terms and conditions stipulated in said agreement;

THAT the City clerk be authorized to sign, for and on behalf of the municipality, said agreement with Humane World for Animals and any and all related or necessary documents to give full effect to this resolution.

70. AGGLOMERATION COUNCIL

70.1 Mayor's report on the decisions made by the Agglomeration Council at its meeting of November 27, 2025

2025-12-550 Mr. Mayor confirms that not many decisions were made at this meeting as nominations were mostly on the agenda. He indicates that he will be a member of the Commission sur les finances et administration and the Commission sur l'examen des contrats. He adds that the mayor of Montreal, Soraya Martinez Ferrada, expressed her desire to work with all cities on the island. The ASM welcomes these words and hopes that it will lead to action for an effective collaboration with the ASM.

80. DIRECTORS REPORTS

80.1 Deposit of the Directors reports

2025-12-551 Are received and accepted for information purposes:

Urban Planning Department's building report for November 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 Tim Quinn, seconded by Councillor Marie Léveillé and UNANIMOUSLY RESOLVED to close the regular meeting at 9:23 p.m.

MAYOR

CITY CLERK