



PROVINCE OF QUEBEC
CITY OF BEACONSFIELD

BY-LAW 720-129

**BY-LAW AMENDING ZONING BY-LAW 720 IN ORDER TO RENDER IT COMPLIANT WITH THE
LAND USE PLANNING AND DEVELOPMENT CONCEPT OF MONTRÉAL AGGLOMERATION
(RCG 14-029) AND THE PLANNING PROGRAM OF THE CITY OF BEACONSFIELD**

Adopted during the regular meeting of the Council
held on xxx 2024



BY-LAW 720-129

BY-LAW AMENDING ZONING BY-LAW 720 IN ORDER TO RENDER IT COMPLIANT WITH THE LAND USE PLANNING AND DEVELOPMENT CONCEPT OF MONTREAL AGGLOMERATION (RCG 14-029) AND THE PLANNING PROGRAM OF THE CITY OF BEACONSFIELD

At a regular Council meeting of the City of Beaconsfield, held at the Council Chamber, 303 Beaconsfield Boulevard, Beaconsfield, Québec, on, 2024, at 8:00 p.m.;

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

WHEREAS a draft by-law was filed, and a notice of motion of the present by-law was given at the regular Council meeting held on December 16, 2024;

WHEREAS a draft By-law 720-129 entitled “By-law amending Zoning By-law 720 in order to render it compliant with the Land use planning and development concept of Montreal agglomeration (RCG 14-029) and the Planning Program of the City of Beaconsfield” was adopted at the regular meeting of Council held on Monday December 16th 2024;

WHEREAS a public consultation meeting concerning this by-law was held by the Council on Monday January 20, 2025, in accordance with the Act respecting land use planning and development (L.R.Q., c. A-19.1);

WHEREAS the regulation modifying the Land use planning and development concept of Montreal agglomeration came into force on April 1, 2015;

WHEREAS the Minister's opinion grants a new deadline, set for March 14, 2025, to adopt the documents referred to in section 58 of the *Act respecting land use planning and development* (R.S.Q., c. A-19.1);

WHEREAS section 145.36 of the *Act respecting land use planning and development* (L.R.Q., chapter A-19.1);

On motion of Councillor XX XXX, seconded by Councillor XX XXX and UNANIMOUSLY RESOLVED:

COUNCIL DECREES AS FOLLOWS:

SECTION 1: The following section 5.6.2.1 is added:

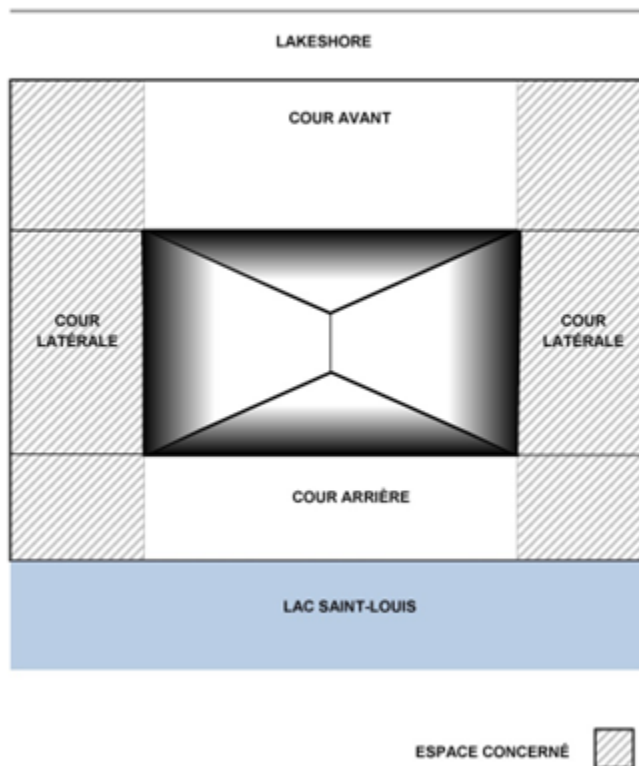
5.6.2.1 Accessory buildings, accessory equipment and other developments authorized in a side yard of land contiguous to Lac St-Louis

Despite any contrary provision listed in the table of section 5.6.2 and this by-law, any accessory building, accessory equipment and development listed below, must respect a distance from the setback of the main building, corresponding to the distance between the main building and the lateral line of the land, measured on the side where this equipment is provided:

- a) an accessory building;
- b) a playground structure;
- c) an above-ground swimming pool;
- d) an above-ground spa, above-ground hot tub;
- e) a fence, low wall or hedge located other than along the side property lines, with the exception of a wrought iron fence;

f) a heat pump.

ILLUSTRATION 3.1



SECTION 2: Section 5.6.12 is amended by adding the following paragraph c) after paragraph b):

c) The land on which the main building is located is not adjacent to Lake St-Louis

SECTION 3: The first paragraph of section 5.10.4 is amended by the following:

Minimum and maximum parking standards must be respected at all times.

SECTION 4: Section 5.10.4 is amended by adding the following paragraph after the last subparagraph l):

m) With the exception of a use that is part of the residential group (H), the number of parking spaces in a building located less than 500 metres from a train station cannot exceed 25% of the prescribed minimum.

SECTION 5: The title of section 5.11.3 is amended by the following:

5.11.3 Number of spaces required for bicycles

SECTION 6: Section 5.11.3 is amended by the following:

The standards relating to the number of spaces required for necessary bicycle parking must be respected at all times.

The minimum number of spaces required and provided for bicycle parking must represent 5% of the number of parking spaces required for use.

SECTION 7: Section 5.14.2 is replaced by the following:

The front yard must be have natural landscaping, with the exception of accesses and parking paths.

For new residential buildings, the front yard must be landscaped and have a minimum planting of trees, in accordance with section 5.16.5.

Each tree planted must have a minimum diameter of 5 centimeters measured at 1.5 meters from ground level. However, a conifer must have a minimum height of 2 metres.



Taking into account the layout of the public domain and when the building alignment allows it, sufficient space must be reserved to allow the planting of a tree and its growth to maturity.

SECTION 8: Section 5.16.4 is replaced by the following:

No one may fell a tree on private property, on a public property, in a wood or metropolitan forest corridor, without first obtaining a certificate of authorization.

Despite the first paragraph, a certificate of authorization is not required when the diameter of the tree to be felled is less than fifteen (15) centimetres, measured at 0.15 metres from the ground.

A certificate of authorization can only be issued in the following circumstances:

- a) The tree is dead or in a state of irreversible;;
- b) The tree, based on the study of an arboriculture expert, is affected by an irreversible situation caused by disease, a structural deficiency affecting its solidity or causing serious damage to property. The normal inconvenience linked to the presence of a tree do not constitute serious damage, in particular the falling of twigs, leaves, flowers or fruits, the presence of roots on the surface of the ground, the presence of insects or insects. animals, shade, bad odours, sap or honeydew exudate or pollen release;
- c) The tree is located within the site area or within 3 metres of the site area of a proposed construction, development or retaining wall authorized in this by-law. For the purposes of this paragraph, a sign is not considered a construction. However, in order to ensure the maintenance of the tree, felling will only be authorized if the construction or development cannot be located elsewhere on the land;
- d) The tree must be felled because of the risk of it spreading a disease or an invasive exotic species;
- e) The tree prevents the creation, in the bank of a body of water, of an opening 5 metres wide giving access to it, when the slope of a bank is less than 30%;

In all cases, the applicant must justify his request.

Any felled tree must be replaced, within twelve (12) months following the issuance of the certificate authorizing the felling, by a tree that meets the following requirements:

- a) Its minimum diameter is 2.5 centimetres, measured 0.15 metres from the ground;
- b) Its height is at least 2 metres. However, a conifer can have a minimum height of 1.5 metres;
- c) It must reach at least 6 metres in height when mature.

However, in the event that the front yard does not contain any trees, the replacement tree must be planted in the front yard.

Each owner is responsible for the maintenance of the trees located on his land and in the grassy and unused part of the public right-of-way adjacent to his property. Maintenance work must not have the effect of shortening the lifespan of the tree and must be carried out in accordance with best practices.

SECTION 9: Section 5.16.4.2 is replaced by the following:

In addition to the usual meaning, any of the following situations are considered to be a felling operation:

- a) The removal of more than 50% of the living branches;



- b) The sectioning, by uprooting or cutting, of more than 40% of the root system;
- c) Covering the root system with excessive backfilling of 20 cm or more;
- d) Any other action having a causal link with the death of a tree, notably the fact of using a toxic product to kill a tree, the fact of destroying the tree or the fact of carrying out or allowing more or less continuous incisions all around a tree trunk in the bark, bast or wood.

SECTION 10: The first paragraph of section 5.16.5 is replaced by the following:

The front yard of a main building having a depth of 3 metres or more must provide sufficient space to allow the planting of a tree and its growth to maturity and include the following minimum number of trees: 1 tree per 10 metres and per fraction of 10 metres of linear length of front property line.

SECTION 11: Section 5.16.5 is amended by adding the following paragraph:

The minimum number of trees required applies to all new construction and expansion of a property located in a residential zone

SECTION 12: The following section 5.16.9 is added:

5.16.9 Ban on invasive species

No invasive species listed in Appendix D of this by-law may be used in a location located less than 100 metres from a protected natural environment or in a natural environment in the process of being protected or from a local park comprising natural environments of interest identified in the plan entitled "Territory of ecological interest".

SECTION 13: The title of section 5.16.10 is replaced by the following:

5.16.10 Exceptional measures concerning land of more than 3,000 square metres including a managed forest or located in a wood and metropolitan forest corridor

SECTION 14: The first paragraph of section 5.16.10 is replaced by the following:

Notwithstanding section 5.16.4, a certificate of prior authorization is mandatory for anyone wishing to fell ash trees on land with an area of more than 3,000 square metres comprising a managed forest or located in a wood and metropolitan wood forest.

SECTION 15: The following section 6.6 is added:

6.6 SPECIFIC PROVISIONS APPLICABLE TO SENSITIVE USE

A pipeline hydrocarbon transportation facility must be located at a minimum distance of 300 m from a use listed in section 9.10.

SECTION 16: The following section 6.7 is added:

6.7 SPECIFIC PROVISIONS APPLICABLE TO AN ORGANIC MATERIAL PROCESSING CENTRE

All uses other than a park must be located at a minimum distance of 500m from an organic matter processing centre.

The distance required in the first paragraph must be calculated from the boundaries of the land on which the organic matter processing centre is located, unless the section of operations generating odours is localised, in which case the distance must be calculated from the chimney of this section.

SECTION 17: Section 9.8 entitled **STANDARDS RELATING TO BUILDINGS CONTIGUOUS TO A RAILWAY** is repealed.



SECTION 18: The title of section 9.10 is replaced by the following:

9.10 OCCUPANCY OF LAND LOCATED LESS THAN 75 METRES FROM A MAIN RAILWAY OR HIGHWAY

SECTION 19: Section 9.10 is replaced by the following:

Land or a part of land located less than 75 metres from a right-of-way limit of a main railway line and adjacent to this right-of-way cannot be occupied by one of the following sensitive uses if the vibration level inside the building or part of the building in which the use is carried out, is greater than 0.14 mm/s:

- 1° Residential use;
- 2° One of the following uses, collective and institutional facilities:
 - a) Library;
 - b) Long-term residential and care centre;
 - c) Child and Youth Protection centre;
 - d) Rehabilitation centre;
 - e) Health and social services centre;
 - f) Hospital;
 - g) School;
 - h) Religious establishment, such as a place of worship and convent;
 - i) Daycare.

In addition, any new construction project on land adjacent to a main railway line or highway must respect the following criteria aimed at promoting the safety of developments and constructions on this land the evaluation of which must be based on the evaluation study required by current By-law BEAC-045 on permits and certificates:

- a) In the case of a highway, no margin may be less than 18 metres from the right-of-way limit of a highway;
- b) In the case of a main railway line, no margin may be less than 24 metres from the right-of-way limit of a railway line;
- c) No play or relaxation area may be set up within the first 24 metres from the right-of-way of a railway line.

SECTION 20: The following section 9.11 is added:

9.11 IMPLEMENTATION OF A CONSTRUCTION OR EXPANSION PROJECT OF A BUILDING AND A LAND DEVELOPMENT PROJECT LOCATED IN A MOSAIC OF NATURAL ENVIRONMENTS

The establishment of any construction or expansion project for a building and any development project for land located in a mosaic of natural environments indicated on map 15–Territories of ecological interest of the Development Plan and development plan 2015 must be designed and carried out in such a way as to maximize, taking into account their ecological value, the conservation, enhancement and integration into the project of a wood or wetland located in the mosaic and enhance its biodiversity. The implementation of a building construction or expansion project and the carrying out of a land development project in a mosaic of natural environments or on land which is contiguous to this mosaic must not compromise the water supply of the natural environment.

SECTION 21: The following section 9.12 is added:

9.12 OCCUPANCY OF LAND ADJACENT TO A HIGH-VOLUME ROAD OR TO A MAIN RAILWAY

Land or a part of land located less than 30 metres from St-Charles Boulevard or a main railway line and adjacent to its right-of-way cannot be occupied by one of the sensitive uses listed in section 9.10, if the sound level at the interior of the building or part of the building where the use takes place is greater than 40 dBA Leq (24h)

SECTION 22: Chapter 11: Terminology is amended by inserting, modifying or replacing the



following definitions, according to their respective alphabetical order:

COASTLINE (littoral)

Part of a watercourse or lake that extends from the high water mark toward the centre of the body of water

DITCH (fossé)

Depression dug in the ground to allow the drainage of the soil or the flow of surface water from neighbouring lands, with the exception of a drainage ditch, of a participant ditch, or a public road ditch.

DRAINAGE DITCH (fossé de drainage)

Long depression dug in the ground, which exists only as a result of human intervention, and which is used for the sole purposes of drainage and irrigation of a watershed with an area of less than 100 hectares.

IRREVERSIBLE DEADLINE (dépérissement irréversible)

The fact that more than 50% of the crown is made up of dead wood.

LEQ (LEQ)

An index expressing the dose of acoustic energy received during a specific period.

PARTICIPANT DITCH (OR LINE) (fossé mitoyen (ou de ligne))

Lengthwise depression dug in the ground and used exclusively to drain two contiguous lands.

PUBLIC ROAD (OR ROAD) DITCH (fossé de voie publique (ou de chemin))

Lengthwise depression dug in the ground and used exclusively to drain a public road or path.

SANITATION CUT (coupe d'assainissement)

Cutting which consists of felling or harvesting deficient, damaged, dying, damaged or dead trees in a stand of trees.

WATERCOURSE (cours d'eau)

Any body of water that flows in a bed with regular or intermittent flow, including a bed or ditch created by human intervention. In the City of Beaconsfield, the following are considered watercourses for the purposes of this by-law: the St. Lawrence River, Lake St-Louis, the Rivière-à-l'Orme stream, the St-James stream and the Meadowbrook Creek.

A ditch is not a stream.

SECTION 23: Zoning specification grids C208, C209, C309, U310, C330, H351, H358, H361, H363 and P367 of Appendix A of Zoning By-law 720 are replaced by grids C 208, C209, H309, H310, H330, H351, P358, P361, P363 and P367 respectively, and as illustrated in Annex 1 of these regulations to form an integral part thereof.

SECTION 24: Zoning specification grids H407 and H408 are added to Appendix A of Zoning By-law 720 as illustrated in Appendix 1 of this by-law to form an integral part of it.

SECTION 25: The zoning plan in Appendix B of Zoning By-law 720 is amended, as illustrated in Appendix 2 of this by-law, to form an integral part of it, so as to:

- a) Replace the identification of zone C309 with H309;
- b) Replace the identification of the zone U310 with H310;
- c) Replace the identification of the zone C330 by H330;
- d) Create zone H407, made up of lots 1 417 497 and 1 417 498;
- e) Create zone H408, composed of lot 1 417 384;
- f) Replace the identification of zone H358 with P358;
- g) Replace the identification of zone H361 with P361;
- h) Replace the identification of zone H363 with P363;

SECTION 26 : Appendix D entitled "List of invasive species" is added to Zoning By-law



720 as illustrated in Appendix 3 of this by-law to make it an integral part.

SECTION 27 : COMING IN FORCE

The present by-law shall come into force according to law.

MAYOR

CITY CLERK



APPENDIX 1 – ZONING SPECIFICATION GRIDS



GRILLE DE SPÉCIFICATIONS

VILLE DE BEACONSFIELD

ZONE C208

Règlement de zonage no 720

GROUPES D'USAGES	CLASSE D'USAGES	C12345	H3	H5		
Habitation (H)	Unifamilial (h1)					
	Bifamiliale (h2)					
	Multifamiliale (h3)		●			
	Communautaire (h4)					
	Mixte (h5)			●		
Commerce (C)	Commerce de détail et de service (c1)	●		●		
	Récréation commerciale (c2)	●				
	Service de restauration (c3)	●				
	Grande surface/centre commercial(c4)	●(6)				
	Service d'hébergement (c5)	●				
	Service pétrolier (c6)					
Institutionnel et récréatif (INST)	Institutionnel et administratif (inst1)					
	Récréatif (inst 2)					
Parc et espace public (P)	Parc (p1)					
	Conservation (p2)					
	Stationnement public (p3)					
Utilité public, Transport et Communication (U)	Service d'utilité publique (u1)					
	Transport (u2)					
	Communication (u3)					
USAGE SPÉCIFIQUEMENT PERMIS		4.2.2.5 b) c)				
USAGE SPÉCIFIQUEMENT PROHIBÉ			4.2.2.5 a)	4.2.2.5 a)		
BÂTIMENTS						
Structure	Isolé	●	●	●		
	Jumelé					
	Contiguë					
	Projet d'ensemble		●	●		
Nombre d'étages	Minimum / Maximum	1/2	4/4	4/4		
Hauteur maximale (m)	Toit en pente (m)	10	13	13		
	Toit plat (m)	10	13	13		
Nombre de logements	Minimum/Maximum		48	16		
IMPLANTATION						
Marges de recul maximales	Avant	9,0	6,0	6,0		
	Latérale	4,5	4,5	4,5		
	Arrière	12,0	12,0	12,0		
Marge maximale pour garage attaché	Latérale		4,5	4,5		
TERRAINS						
Dimensions (m)	Superficie minimum	929	2787	2787		
	Superficie maximum					
	Largeur minimum	27	30	30		
	Profondeur minimum					
RAPPORT						
Coefficient d'emprise au sol (CES) (%)	Minimum					
	Maximum	45	40	40		
Coefficient d'occupation du sol (COS)	Minimum		1	1		
	Maximum	0,9	1,6	1,6		
DISPOSITIONS SPÉCIFIQUES						
Référence à un article du règlement de zonage						
NOTES						
(6) Tous les commerces autorisés situés à l'intérieur du centre commercial doivent être accessibles par le corridor commun du centre commercial.						
AMENDEMENTS						
720-126						



GRILLE DE SPÉCIFICATIONS

VILLE DE BEACONSFIELD

ZONE C209

Règlement de zonage no 720

GROUPES D'USAGES	CLASSE D'USAGES	C1234	C1234	H3	H3	H5
Habitation (H)	Unifamilial (h1)					
	Bifamiliale (h2)					
	Multifamiliale (h3)			●	●	
	Communautaire (h4)					
	Mixte (h5)					●
Commerce (C)	Commerce de détail et de service (c1)	●	●			●
	Récréation commerciale (c2)	●	●			
	Service de restauration (c3)	●	●			
	Grande surface/centre commercial(c4)	●	●			
	Service d'hébergement (c5)					
	Service pétrolier (c6)					
Institutionnel et récréatif (INST)	Institutionnel et administratif (inst1)					
	Récréatif (inst 2)					
Parc et espace public (P)	Parc (p1)					
	Conservation (p2)					
	Stationnement public (p3)					
Utilité public, Transport et Communication (U)	Service d'utilité publique (u1)					
	Transport (u2)					
	Communication (u3)					
USAGE SPÉCIFIQUEMENT PERMIS						
USAGE SPÉCIFIQUEMENT PROHIBÉ				4.2.2.5 a)	4.2.2.5 a)	4.2.2.5 a)
BÂTIMENTS						
Structure	Isolé	●		●	●	●
	Jumelé					
	Contiguë					
	Projet d'ensemble		●	●	●	●
Nombre d'étages	Minimum / Maximum	1/2	1/2	4/4	4/4	4/4
Hauteur maximale (m)	Toit en pente (m)	10	10	13	13	13
	Toit plat (m)	10	10	13	13	13
Nombre de logements	Minimum/Maximum			48	48	16
IMPLANTATION						
Marges de recul minimales	Avant	9,0	9,0	6,0	6,0	6,0
	Latérale	6,0	9,0	4,5	4,5	4,5
	Arrière	12,0	9,0	12,0	12,0	12,0
Marge minimale pour garage attaché	Latérale			4,5	4,5	4,5
TERRAINS						
Dimensions (m)	Superficie minimum	929	929	1900	2500	2500
	Superficie maximum					
	Largeur minimum	27	27	30	30	30
	Profondeur minimum					
RAPPORT						
Coefficient d'emprise au sol (CES) (%)	Minimum					
	Maximum	40	40	40	40	40
Coefficient d'occupation du sol (COS)	Minimum			1	1	1
	Maximum	0,8	0,8	1,6	1,6	1,6
DISPOSITIONS SPÉCIFIQUES						
Référence à un article du règlement de zonage		6.2.3.1	6.2.3.1			
NOTES						
Amendements						
720-95		13 mai 2013				
720-126						
720-129						



GRILLE DE SPÉCIFICATIONS

VILLE DE BEACONSFIELD

ZONE H309

Règlement de zonage no 720

GROUPES D'USAGES	CLASSE D'USAGES	C1236	INST1	H3	H3	H5
Habitation (H)	Unifamilial (h1)					
	Bifamiliale (h2)					
	Multifamiliale (h3)			●	●	
	Communautaire (h4)					
	Mixte (h5)					●
Commerce (C)	Commerce de détail et de service (c1)	●				●
	Récréation commerciale (c2)	●				
	Service de restauration (c3)	●				
	Grande surface/centre commercial(c4)					
	Service d'hébergement (c5)					
	Service pétrolier (c6)	●				
Institutionnel et récréatif (INST)	Institutionnel et administratif (inst1)		●			
	Récréatif (inst 2)					
Parc et espace public (P)	Parc (p1)					
	Conservation (p2)					
	Stationnement public (p3)					
Utilité public, Transport et Communication (U)	Service d'utilité publique (u1)					
	Transport (u2)					
	Communication (u3)					
USAGE SPÉCIFIQUEMENT PERMIS		4.2.2.6 a) c) 4.2.2.5 b) c)				
USAGE SPÉCIFIQUEMENT PROHIBÉ				4.2.2.5 a)	4.2.2.5 a)	4.2.2.5 a)
BÂTIMENTS						
Structure	Isolé	●	●	●	●	●
	Jumelé					
	Contiguë					
	Projet d'ensemble			●	●	●
Nombre d'étages	Minimum / Maximum	1/2	1/2	4/4	4/4	4/4
Hauteur maximale (m)	Toit en pente (m)	10	10	13	13	13
	Toit plat (m)	10	10	13	13	13
Nombre de logements	Minimum/Maximum			48/48	48/48	16/16
IMPLANTATION						
Marges de recul minimales	Avant	9,0	9,0	6,0	6,0	6,0
	Latérale	4,5	4,5	4,5	4,5	4,5
	Arrière	12,0	12,0	12,0	12,0	12,0
Marge minimale pour garage attaché	Latérale			4,5	4,5	4,5
TERRAINS						
Dimensions (m)	Superficie minimum	929	929	1900	2500	2500
	Superficie maximum					
	Largeur minimum	15,0	15,0	30		30
	Profondeur minimum					
RAPPORT						
Coefficient d'emprise au sol (CES) (%)	Minimum					
	Maximum	40	40	40	40	40
Coefficient d'occupation du sol (COS)	Minimum			1,0	1,0	1,0
	Maximum	0,8	0,8	1,6	1,6	1,6
DISPOSITIONS SPÉCIFIQUES						
Référence à un article du règlement de zonage						
NOTES						
Amendements 720-126 720-129						



GRILLE DE SPÉCIFICATIONS

VILLE DE BEACONSFIELD

ZONE H310

Règlement de zonage no 720

GROUPES D'USAGES	CLASSE D'USAGES	P3	H3	H5		
Habitation (H)	Unifamilial (h1)					
	Bifamiliale (h2)					
	Multifamiliale (h3)		●			
	Communautaire (h4)					
	Mixte (h5)			●		
Commerce (C)	Commerce de détail et de service (c1)			●		
	Récréation commerciale (c2)			●		
	Service de restauration (c3)					
	Grande surface/Centre commercial(c4)					
	Service d'hébergement (c5)					
	Service pétrolier (c6)					
Institutionnel et récréatif (INST)	Institutionnel et administratif (inst1)					
	Récréatif (inst 2)					
Parc et espace public (P)	Parc (p1)					
	Conservation (p2)					
	Stationnement public (p3)	●				
Utilité public, Transport et Communication (U)	Service d'utilité publique (u1)					
	Transport (u2)					
	Communication (u3)					
USAGE SPÉCIFIQUEMENT PERMIS						
USAGE SPÉCIFIQUEMENT PROHIBÉ						
BÂTIMENTS						
Structure	Isolé		●	●		
	Jumelé					
	Contiguë					
	Projet d'ensemble		●	●		
Nombre d'étages	Minimum / Maximum		4/4	4/4		
Hauteur maximale (m)	Toit en pente (m)		13	13		
	Toit plat (m)		13	13		
Nombre de logements	Maximum		48	16		
IMPLANTATION						
Marges de recul minimales	Avant		6	6		
	Latérale		4,5	4,5		
	Arrière		12	12		
Marge minimale pour garage attaché	Latérale					
TERRAINS						
Dimensions (m)	Superficie minimum		2206	2787		
	Superficie maximum					
	Largeur minimum		30	30		
	Profondeur minimum					
RAPPORT						
Coefficient d'emprise au sol (CES) (%)	Minimum					
	Maximum		40	40		
Coefficient d'occupation du sol (COS) (%)	Minimum		1	1		
	Maximum		1,6	1,6		
DISPOSITIONS SPÉCIFIQUES						
Référence à un article du règlement de zonage						
NOTES						
AMENDEMENTS						
720-129						



GRILLE DE SPÉCIFICATIONS

VILLE DE BEACONSFIELD

ZONE H330

Règlement de zonage no 720

GROUPES D'USAGES	CLASSE D'USAGES	H1	H3	H3	H5	
Habitation (H)	Unifamilial (h1)	●	●			
	Bifamiliale (h2)					
	Multifamiliale (h3)			●		
	Communautaire (h4)					
	Mixte (h5)				●	
Commerce (C)	Commerce de détail et de service (c1)				●	
	Récréation commerciale (c2)					
	Service de restauration (c3)					
	Grande surface/centre commercial (c4)					
	Service d'hébergement (c5)					
	Service pétrolier (c6)					
Institutionnel et récréatif (INST)	Institutionnel et administratif (inst1)					
	Récréatif (inst 2)					
Parc et espace public (P)	Parc (p1)					
	Conservation (p2)					
	Stationnement public (p3)					
Utilité public, Transport et Communication (U)	Service d'utilité publique (u1)					
	Transport (u2)					
	Communication (u3)					
USAGE SPÉCIFIQUEMENT PERMIS						
USAGE SPÉCIFIQUEMENT PROHIBÉ		4.2.2.5 a)	4.2.2.5 a)	4.2.2.5 a)	4.2.2.5 a)	
BÂTIMENTS						
Structure	Isolé					
	Jumelé					
	Contiguë	●	●			
	Projet d'ensemble		●	●	●	
Nombre d'étages	Minimum / Maximum	1/2	1/2	2/3	2/3	
Hauteur maximale (m)	Toit en pente (m)	9,2	9,2	10	10	
	Toit plat (m)	8	8	10	10	
Nombre de logements	Minimum/Maximum	1/1	8/8	4/4	8/8	
IMPLANTATION						
Marges de recul minimales	Avant	6,0	6,0	6,0	6,0	
	Latérale	4,5	4,5	4,5	4,5	
	Arrière	9,0	9,0	12,0	12,0	
Marge minimale pour garage attaché	Latérale	4,5	4,5	4,5	4,5	
TERRAINS						
Dimensions (m)	Superficie minimum	278	2787	1200	2787	
	Superficie maximum					
	Largeur minimum	6,0	30,0			
	Profondeur minimum					
RAPPORT						
Coefficient d'emprise au sol (CES) (%)	Minimum					
	Maximum	35	35	35	35	
Coefficient d'occupation du sol (COS)	Minimum		1	1	1	
	Maximum	1	1,6	1,6	1,6	
DISPOSITIONS SPÉCIFIQUES						
Référence à un article du règlement de zonage		9.10	9.10	9.10	9.10	
NOTES						
AMENDEMENTS						
720-127-34						
720-129						



GRILLE DE SPÉCIFICATIONS

VILLE DE BEACONSFIELD

ZONE H351

Règlement de zonage no 720

GROUPES D'USAGES	CLASSE D'USAGES	H3	H3	H4	H4	P1
Habitation (H)	Unifamilial (h1)					
	Bifamiliale (h2)					
	Multifamiliale (h3)	●	●			
	Communautaire (h4)			●	●	
	Mixte (h5)					
Commerce (C)	Commerce de détail et de service (c1)					
	Récréation commerciale (c2)					
	Service de restauration (c3)					
	Grande surface/centre commercial (c4)					
	Service d'hébergement (c5)					
	Service pétrolier (c6)					
Institutionnel et récréatif (INST)	Institutionnel et administratif (inst1)					
	Récréatif (inst 2)					
Parc et espace public (P)	Parc (p1)					●
	Conservation (p2)					
	Stationnement public (p3)					
Utilité public, Transport et Communication (U)	Service d'utilité publique (u1)					
	Transport (u2)					
	Communication (u3)					
USAGE SPÉCIFIQUEMENT PERMIS						
USAGE SPÉCIFIQUEMENT PROHIBÉ		4.2.2.5 a)	4.2.2.5 a)	4.2.2.5 a)	4.2.2.5 a)	
BÂTIMENTS						
Structure	Isolé	●		●		●
	Jumelé					
	Contiguë					
	Projet d'ensemble		●		●	
Nombre d'étages	Minimum / Maximum	2/3	2/3	2/3	2/3	
Hauteur maximale (m)	Toit en pente (m)	10	10	10	10	
	Toit plat (m)	10	10	10	10	
Nombre de logements	Minimum/Maximum	3/4	15/18	15/18	15/18	
IMPLANTATION						
Marges de recul minimales	Avant	6,0	6,0	6,0	6,0	
	Latérale	4,5	4,5	4,5	4,5	
	Arrière	10,0	10,0	10,0	10,0	
Marge minimale pour garage attaché	Latérale					
TERRAINS						
Dimensions (m)	Superficie minimum	600	2787	2787	2787	2787
	Superficie maximum					
	Largeur minimum	22	30	30	30	30
	Profondeur minimum					
RAPPORT						
Coefficient d'emprise au sol (CES) (%)	Minimum					
	Maximum	40	40	40	40	40
Coefficient d'occupation du sol (COS)	Minimum	0,6	0,6	0,6	0,6	0,6
	Maximum	1,0	1,0	1,0	1,0	1,0
DISPOSITIONS SPÉCIFIQUES						
Référence à un article du règlement de zonage						
NOTES						
AMENDEMENTS						
720-127-34						
720-129						



GRILLE DE SPÉCIFICATIONS

VILLE DE BEACONSFIELD

ZONE H407

Règlement de zonage no 720

GROUPES D'USAGES	CLASSE D'USAGES	H3	H3	H3	
Habitation (H)	Unifamilial (h1)				
	Bifamiliale (h2)				
	Multifamiliale (h3)	●	●	●	
	Communautaire (h4)				
	Mixte (h5)				
Commerce (C)	Commerce de détail et de service (c1)				
	Récréation commerciale (c2)				
	Service de restauration (c3)				
	Grande surface/centre commercial (c4)				
	Service d'hébergement (c5)				
	Service pétrolier (c6)				
Institutionnel et récréatif (INST)	Institutionnel et administratif (inst1)				
	Récréatif (inst 2)				
Parc et espace public (P)	Parc (p1)				
	Conservation (p2)				
	Stationnement public (p3)				
Utilité public, Transport et Communication (U)	Service d'utilité publique (u1)				
	Transport (u2)				
	Communication (u3)				
USAGE SPÉCIFIQUEMENT PERMIS					
USAGE SPÉCIFIQUEMENT PROHIBÉ		4.2.2.5 a)	4.2.2.5 a)	4.2.2.5 a)	
BÂTIMENTS					
Structure	Isolé			●	
	Jumelé				
	Contiguë	●			
	Projet d'ensemble		●	●	
Nombre d'étages	Minimum / Maximum	2/3	2/3	2/3	
Hauteur maximale (m)	Toit en pente (m)	10	10	10	
	Toit plat (m)	10	10	10	
Nombre de logements	Minimum/Maximum	8/8	8/8	5/6	
IMPLANTATION					
Marges de recul minimales	Avant	6,0	6,0	6,0	
	Latérale	3,0	3,0	4,5	
	Arrière	9,0	9,0	12,0	
Marge minimale pour garage attaché	Latérale			4,5	
TERRAINS					
Dimensions (m)	Superficie minimum	1385	2787	2000	
	Superficie maximum				
	Largeur minimum	6,0	6,0	30	
	Profondeur minimum				
RAPPORT					
Coefficient d'emprise au sol (CES) (%)	Minimum				
	Maximum	30	30	40	
Coefficient d'occupation du sol (COS)	Minimum	1,0	1,0	1,0	
	Maximum	1,6	1,6	1,6	
DISPOSITIONS SPÉCIFIQUES					
Référence à un article du règlement de zonage		9.10	9.10	9.10	
NOTES					
AMENDEMENTS					
720-129					



GRILLE DE SPÉCIFICATIONS

VILLE DE BEACONSFIELD

ZONE H408

Règlement de zonage no 720

GROUPES D'USAGES	CLASSE D'USAGES	H3	C5			
Habitation (H)	Unifamilial (h1)					
	Bifamiliale (h2)					
	Multifamiliale (h3)	●				
	Communautaire (h4)					
	Mixte (h5)					
Commerce (C)	Commerce de détail et de service (c1)					
	Récréation commerciale (c2)					
	Service de restauration (c3)					
	Grande surface/centre commercial (c4)					
	Service d'hébergement (c5)		●			
	Service pétrolier (c6)					
Institutionnel et récréatif (INST)	Institutionnel et administratif (inst1)					
	Récréatif (inst 2)					
Parc et espace public (P)	Parc (p1)					
	Conservation (p2)					
	Stationnement public (p3)					
Utilité public, Transport et Communication (U)	Service d'utilité publique (u1)					
	Transport (u2)					
	Communication (u3)					
USAGE SPÉCIFIQUEMENT PERMIS						
USAGE SPÉCIFIQUEMENT PROHIBÉ		4.2.2.5 a)	4.2.2.5b)			
BÂTIMENTS						
Structure	Isolé		●			
	Jumelé					
	Contiguë					
	Projet d'ensemble	●				
Nombre d'étages	Minimum / Maximum	1/2	1/2			
Hauteur maximale (m)	Toit en pente (m)	7	10			
	Toit plat (m)	7	10			
Nombre de logements	Minimum/Maximum	8/8				
IMPLANTATION						
Marges de recul minimales	Avant	6,0	6,0			
	Latérale	3,0	3,0			
	Arrière	9,0	9,0			
Marge minimale pour garage attaché	Latérale					
TERRAINS						
Dimensions (m)	Superficie minimum	1200	1200			
	Superficie maximum					
	Largeur minimum	6,0	6,0			
	Profondeur minimum					
RAPPORT						
Coefficient d'emprise au sol (CES) (%)	Minimum					
	Maximum	30	30			
Coefficient d'occupation du sol (COS)	Minimum	1,0				
	Maximum	1,6				
DISPOSITIONS SPÉCIFIQUES						
Référence à un article du règlement de zonage						
NOTES						
AMENDEMENTS						
720-129						



GRILLE DE SPÉCIFICATIONS

VILLE DE BEACONSFIELD

ZONE P358

Règlement de zonage no 720

GROUPES D'USAGES	CLASSE D'USAGES	P2				
Habitation (H)	Unifamilial (h1)					
	Bifamiliale (h2)					
	Multifamiliale (h3)					
	Communautaire (h4)					
	Mixte (h5)					
Commerce (C)	Commerce de détail et de service (c1)					
	Récréation commerciale (c2)					
	Service de restauration (c3)					
	Grande surface/centre commercial (c4)					
	Service d'hébergement (c5)					
	Service pétrolier (c6)					
Institutionnel et récréatif (INST)	Institutionnel et administratif (inst1)					
	Récréatif (inst 2)					
Parc et espace public (P)	Parc (p1)					
	Conservation (p2)	●				
	Stationnement public (p3)					
Utilité public, Transport et Communication (U)	Service d'utilité publique (u1)					
	Transport (u2)					
	Communication (u3)					
USAGE SPÉCIFIQUEMENT PERMIS						
USAGE SPÉCIFIQUEMENT PROHIBÉ						
BÂTIMENTS						
Structure	Isolé					
	Jumelé					
	Contiguë					
	Projet d'ensemble					
Nombre d'étages	Minimum / Maximum					
Hauteur maximale (m)	Toit en pente (m)					
	Toit plat (m)					
Nombre de logements	Maximum					
IMPLANTATION						
Marges de recul minimales	Avant					
	Latérale					
	Arrière					
Marge minimale pour garage attaché	Latérale					
TERRAINS						
Dimensions (m)	Superficie minimum					
	Superficie maximum					
	Largeur minimum					
	Profondeur minimum					
RAPPORT						
Coefficient d'emprise au sol (CES) (%)	Minimum					
	Maximum					
Coefficient d'occupation du sol (COS)	Maximum					
DISPOSITIONS SPÉCIFIQUES						
Référence à un article du règlement de zonage						
NOTES						
AMENDEMENTS						
720-127-39						
720-129						



GRILLE DE SPÉCIFICATIONS

VILLE DE BEACONSFIELD

ZONE P361

Règlement de zonage no 720

GROUPES D'USAGES	CLASSE D'USAGES	P2				
Habitation (H)	Unifamilial (h1)					
	Bifamiliale (h2)					
	Multifamiliale (h3)					
	Communautaire (h4)					
	Mixte (h5)					
Commerce (C)	Commerce de détail et de service (c1)					
	Récréation commerciale (c2)					
	Service de restauration (c3)					
	Grande surface/centre commercial (c4)					
	Service d'hébergement (c5)					
	Service pétrolier (c6)					
Institutionnel et récréatif (INST)	Institutionnel et administratif (inst1)					
	Récréatif (inst 2)					
Parc et espace public (P)	Parc (p1)					
	Conservation (p2)	●				
	Stationnement public (p3)					
Utilité public, Transport et Communication (U)	Service d'utilité publique (u1)					
	Transport (u2)					
	Communication (u3)					
USAGE SPÉCIFIQUEMENT PERMIS						
USAGE SPÉCIFIQUEMENT PROHIBÉ						
BÂTIMENTS						
Structure	Isolé					
	Jumelé					
	Contiguë					
	Projet d'ensemble					
Nombre d'étages	Minimum / Maximum					
Hauteur maximale (m)	Toit en pente (m)					
	Toit plat (m)					
Nombre de logements	Maximum					
IMPLANTATION						
Marges de recul minimales	Avant					
	Latérale					
	Arrière					
Marge minimale pour garage attaché	Latérale					
TERRAINS						
Dimensions (m)	Superficie minimum					
	Superficie maximum					
	Largeur minimum					
	Profondeur minimum					
RAPPORT						
Coefficient d'emprise au sol (CES) (%)	Minimum					
	Maximum					
Coefficient d'occupation du sol (COS)	Maximum					
DISPOSITIONS SPÉCIFIQUES						
Référence à un article du règlement de zonage						
NOTES						
AMENDEMENTS						
720-129						



GRILLE DE SPÉCIFICATIONS

VILLE DE BEACONSFIELD

ZONE P363

Règlement de zonage no 720

GROUPES D'USAGES	CLASSE D'USAGES	P2				
Habitation (H)	Unifamilial (h1)					
	Bifamiliale (h2)					
	Multifamiliale (h3)					
	Communautaire (h4)					
	Mixte (h5)					
Commerce (C)	Commerce de détail et de service (c1)					
	Récréation commerciale (c2)					
	Service de restauration (c3)					
	Grande surface/centre commercial (c4)					
	Service d'hébergement (c5)					
	Service pétrolier (c6)					
Institutionnel et récréatif (INST)	Institutionnel et administratif (inst1)					
	Récréatif (inst 2)					
Parc et espace public (P)	Parc (p1)					
	Conservation (p2)	●				
	Stationnement public (p3)					
Utilité public, Transport et Communication (U)	Service d'utilité publique (u1)					
	Transport (u2)					
	Communication (u3)					
USAGE SPÉCIFIQUEMENT PERMIS						
USAGE SPÉCIFIQUEMENT PROHIBÉ						
BÂTIMENTS						
Structure	Isolé					
	Jumelé					
	Contiguë					
	Projet d'ensemble					
Nombre d'étages	Minimum / Maximum					
Hauteur maximale (m)	Toit en pente (m)					
	Toit plat (m)					
Nombre de logements	Maximum					
IMPLANTATION						
Marges de recul minimales	Avant					
	Latérale					
	Arrière					
Marge minimale pour garage attaché	Latérale					
TERRAINS						
Dimensions (m)	Superficie minimum					
	Superficie maximum					
	Largeur minimum					
	Profondeur minimum					
RAPPORT						
Coefficient d'emprise au sol (CES) (%)	Minimum					
	Maximum					
Coefficient d'occupation du sol (COS)	Maximum					
DISPOSITIONS SPÉCIFIQUES						
Référence à un article du règlement de zonage						
NOTES						
AMENDEMENTS						
720-129						
720-127-42						



GRILLE DE SPÉCIFICATIONS

VILLE DE BEACONSFIELD

ZONE P367

Règlement de zonage no 720

GROUPES D'USAGES	CLASSE D'USAGES	P2				
Habitation (H)	Unifamilial (h1)					
	Bifamiliale (h2)					
	Multifamiliale (h3)					
	Communautaire (h4)					
	Mixte (h5)					
Commerce (C)	Commerce de détail et de service (c1)					
	Récréation commerciale (c2)					
	Service de restauration (c3)					
	Grande surface/centre commercial (c4)					
	Service d'hébergement (c5)					
	Service pétrolier (c6)					
Institutionnel et récréatif (INST)	Institutionnel et administratif (inst1)					
	Récréatif (inst 2)					
Parc et espace public (P)	Parc (p1)					
	Conservation (p2)	●				
	Stationnement public (p3)					
Utilité public, Transport et Communication (U)	Service d'utilité publique (u1)					
	Transport (u2)					
	Communication (u3)					
USAGE SPÉCIFIQUEMENT PERMIS						
USAGE SPÉCIFIQUEMENT PROHIBÉ						
BÂTIMENTS						
Structure	Isolé					
	Jumelé					
	Contiguë					
	Projet d'ensemble					
Nombre d'étages	Minimum / Maximum					
Hauteur maximale (m)	Toit en pente (m)					
	Toit plat (m)					
Nombre de logements	Maximum					
IMPLANTATION						
Marges de recul minimales	Avant					
	Latérale					
	Arrière					
Marge minimale pour garage attaché	Latérale					
TERRAINS						
Dimensions (m)	Superficie minimum					
	Superficie maximum					
	Largeur minimum					
	Profondeur minimum					
RAPPORT						
Coefficient d'emprise au sol (CES) (%)	Minimum					
	Maximum					
Coefficient d'occupation du sol (COS)	Maximum					
DISPOSITIONS SPÉCIFIQUES						
Référence à un article du règlement de zonage						
NOTES						
AMENDEMENTS						
720-129						



APPENDIX 2 – ZONING PLAN



Index des rues
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A	Acadia, Drive B3
B	Axon, Road B4
C	Alice-Carriere, B2
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G	Alton, Road A5
H	Alton, Road A5
I	Alton, Road A5
J	Alton, Road A5
K	Alton, Road A5
L	Alton, Road A5
M	Alton, Road A5
N	Alton, Road A5
O	Alton, Road A5
P	Alton, Road A5
Q	Alton, Road A5
R	Alton, Road A5
S	Alton, Road A5
T	Alton, Road A5
V	Alton, Road A5
W	Alton, Road A5
X	Alton, Road A5
Y	Alton, Road A5

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I	Blackburn, Road A4
J	Blackburn, Road A4
K	Blackburn, Road A4
L	Blackburn, Road A4
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N	Blackburn, Road A4
O	Blackburn, Road A4
P	Blackburn, Road A4
Q	Blackburn, Road A4
R	Blackburn, Road A4
S	Blackburn, Road A4
T	Blackburn, Road A4
V	Blackburn, Road A4
W	Blackburn, Road A4
X	Blackburn, Road A4
Y	Blackburn, Road A4

Echelle-Scale: 1:5 000
Sources : SIG/MTL, R le d' valuation fonci re MTL, Aménagement urbain et Grefe



APPENDIX 3 – LIST OF INVASIVE SPECIES

List of invasive species

- 1° *Alliaria officinalis* (*Alliaria petiolata*);
- 2° Reed canary grass (*Phalaris arundinacea*);
- 3° Anthrisque des bois (*Anthriscus sylvestris*);
- 4° Caucasian hogweed (*Heracleum mantegazzianum*);
- 5° *Butomus ombellatus*;
- 6° Water chestnut (*Trapa natans*);
- 7° Cynanche de Russie or Dompte-venin de Russie (*Cynanche rossicum*);
- 8° *Cynanchum louiseæ*;
- 9° Podagral egopod (*Ægopodium podagraria*);
- 10° Giant maple (*Acer Negundo*);
- 11° Norway maple (*Acer platanoides*);
- 12° Gaillet mollugine (*Galium Mollugo*);
- 13° *Glyceria aquatica* (*Glyceria maxima*);
- 14° Hydrocharide grenouillette (*Hydrocaris morsus-ranæ*);
- 15° *Impatiens glandulifera*;
- 16° Golden Iris (*Iris pseudacorus*);
- 17° *Miscanthus commun* (*Miscanthus sacchariflorus*);
- 18° Chinese *Miscanthus* (*Miscanthus sinensis*);
- 19° Eurasian water milfoil (*Myriophyllum spicatum*);
- 20° Buckthorn (*Frangula alnus*);
- 21° Buckthorn (*Thamnus cathartica*);
- 22° Siberian elm (*Ulmus pumila*);
- 23° Periwinkle (*Vinca minor*);
- 24° White poplar (*Populus alba*);
- 25° Bohemian knotweed (*Fallopia X bohemica*);
- 26° Sakhalin knotweed (*Fallopia sachalinensis*);
- 27° Japanese knotweed (*Fallopia japonica*);
- 28° Black locust (*Robina pseudoacacia*);
- 29° Amphibious reed (*Rorippa amphibia*);
- 30° Common reed (*Phragmites australis*);
- 31° Multiflora rose (*Rosa multiflora*);
- 32° Rough rose (*Rosa rugosa*);
- 33° Purple loosestrife (*Lythrum salicaria*).