



## 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, November 16, 2020, at 8:00 p.m.

*Due to the current situation regarding COVID-19, the Provincial Government adopted a directive on March 15, 2020, allowing Council meetings to be held without the presence of the public and allowing their members to take part, deliberate and vote at a meeting by any means of communication. This meeting can be viewed by live and differed webcast.*

### WERE PRESENT:

All members of Council are present as follows:

- His Honour the Mayor Georges Bourelle is present in person.
- Councillors Dominique Godin, Karen Messier, Robert Mercuri, David Newell, Roger Moss are present at distance using video transmission.

### ALSO PRESENT:

Patrice Boileau, Director General, Nathalie Libersan-Laniel, City Clerk and Director of Public Affairs both present in person.

#### 1. OPENING OF MEETING

---

His Honour the Mayor calls the meeting to order.

#### 2. AGENDA

##### 2.1 Adoption of the agenda of the City of Beaconsfield's regular Council meeting of November 16, 2020

---

2020-11-372 It is moved by Councillor Roger Moss, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to adopt the agenda of the City of Beaconsfield's regular Council meeting of November 16, 2020, as presented.

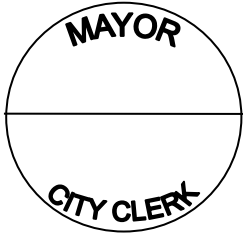
#### 5. PUBLIC QUESTION PERIOD

---

His Honour the Mayor reveals information on the Covid-19 situation in Beaconsfield and mentions that generally in Quebec, the daily confirmed cases are still very high. Beaconsfield is still in the red zone. He mentions that as of November 13, 2020, 125 confirmed cases were recorded in Beaconsfield and 17 cases were recorded in the last 14 days. The City is the second lowest on the island of Montreal. He adds that we have done relatively well in Beaconsfield and he thanks the residents for making the effort to keep Covid-19 under control. He adds that we had eight deaths, but that number hasn't increased. He mentions that two promising new vaccines will be available very shortly and by the time the priorities have been taken care of, the vaccine will likely be available for the general population by the middle of 2021. He asks residents to continue to be careful, wash their hands, practice social distancing and wear masks to minimize the spread of the pandemic.

His Honour reminds residents to promote local shopping and the importance of encouraging local merchants. We have a variety of merchants and services in Beaconsfield and it's advantageous to the City to maintain them as healthy as possible. It is also advantageous environmentally to shop locally as it limits travelling. He adds that Beaconsfield has three main places for shopping, namely: the Beaurepaire Village, which is looking very good right now with the Christmas decorations, the Beaconsfield Shopping Center and surrounding shops and the Elm plaza.

His Honour the Mayor mentions that the City of Beaconsfield is starting legal proceeding to reclaim approximately two million dollars per year from the Government of Quebec and the City of Montreal paid in excess for services rendered by the Montreal Agglomeration since 2020.



## Minutes of the Council of Beaconsfield

This overpayment was caused by a change made to the algorithm used to establish the quote-part for setting the quotas of linked cities on the island of Montreal for regional services such as police, public transit, water, etc. which penalized cities with a higher residential density, including Beaconsfield.

After a full year of discussions with the Government of Quebec and the City of Montreal to find a fair solution for Beaconsfield citizens, we are confronted with a dismissal which forces us to uphold our rights in court.

He regrets this approach especially in view of the fact that the proof is clear and clean. The erroneous elimination of the coefficient of neutrality in the formula establishing the quote-part, means that we have paid an additional two million dollars in taxes to Montreal for absolutely nothing. No corrections have been made.

Despite the request of the Minister of Municipal Affairs and Housing Andrée Laforest, the serious discussions led by the Beaconsfield Administrations have not succeeded in influencing neither the Government nor the Montreal Administration to correct the financial penalty inflicted on Beaconsfield taxpayers.

As a responsible public manager, a mistake made in good faith must be corrected in the same way. This is what the Government and the Montreal administration should have done.

Both 2020 payments of Beaconsfield's proportionate share to the Agglomeration of Montreal have been made under protest with the view of recuperating the 2 million dollars paid in excess. Lawyer Marc-André LeChasseur, expert in Municipal Law of Bélanger, Sauvé Law firm, and professor at McGill University, was mandated by City Council to represent the City in February 2021.

His Honour the Mayor adds that with the upcoming 2021 budget, if this situation is not corrected, we will in fact be looking at another 2 million dollars and we will be up to 4 million dollars overpaid in Agglomeration taxes and this will continue year after year until it is properly corrected. This represents a lot of money at stakes for the Beaconsfield taxpayers and Council and himself as Mayor will fulfill their duties to make sure the Beaconsfield residents' rights are properly defended.

The City Clerk announces the beginning of the public question period. Questions from the public for the meeting needed to be sent by email to [greffe-registry@beaconsfield.ca](mailto:greffe-registry@beaconsfield.ca), before noon, on Monday, November 16, 2020.

A resident asks that the technical report conducted by the engineering firm WSP, for a noise study in 2017 be shared with the residents, who paid \$52,000 of the costs.

His Honour the Mayor indicates that the Ministry of Transport of Quebec (MTQ) study and report does not belong to the City of Beaconsfield, even though we have paid for part of it. He adds that once the final report is completed and received, the City will invite the MTQ to meet the residents in a public meeting where everyone will be able to ask questions related to the sound wall and its cost.

A resident tables two documents, a list of names on a petition and an electronic petition, concerning the water quality within the sector of the Rockhill Crescent, Midland, Maplebrook and Carlton. She has contacted 26 residences, which each home is represented on the map by a yellow dot. She thanks the recent efforts of Public Works, in particular of Mr. Chèvrefils in this regard, and wants to ensure the immediate and future follow-up of this problem which affects very closely the concerned residents. She has also attached photos showing the water that has been flowing in her house for the last 6 months. She also states that this is a very unpleasant problem which persisted from April 2020 to the end of October 2020.



## Minutes of the Council of Beaconsfield

His Honour the Mayor welcomes the petition. Our Public Works Department is monitoring the situation closely. He adds that if the actions taken in the short and medium term do not achieve the desired results, the City will have to undertake important infrastructure works in 2021 as it is committed to ensure that this problem is resolved.

A resident asks if any discussion with other demerged cities were held concerning the lawsuit on the interpretation of the calculation of the quote-part for shared services with the City of Montreal. He also asks what their position is and will they share the payment of legal fees for the legal proceedings.

His Honour the Mayor indicates that he brought up the subject concerning legal proceedings several times at the Association of Suburban Municipalities meetings and that the cities are not all supporting Beaconsfield as some will gain and others will lose from this claim. He explains the limited enthusiasm around the table, being that heavy residential cities will gain and cities with large industrial and commercial sectors will lose. Although, he adds, the related cities are in favour of a modification of the current formula. He reiterates that if the quote-part formula is not corrected, the excess payment will go on for eternity and it is his and Council's duty and responsibility to fight for the rights of the residents.

A resident asks the position of Beaconsfield concerning the installation of a refrigerated outdoor rink like the one in Westmount. He would also like to know the annual budget to maintain all the outdoor rinks in the City which are rarely used these days due to the fluctuations in temperature. He suggests that a part of the budget be allocated towards a refrigerated rink that could be used for the entire season.

His Honour the Mayor explains that it is included in the long-term plan of the Master Parks Plan. He indicates that surprisingly the outdoor rinks are well used and actually, winter 2019 was one with the highest number of available days for outdoor skating. He adds that the annual budget is \$175,000, that the cost to install a refrigerated rink is around 2 or 3 million dollars and that running it is a lot more expensive comparatively to outdoor rinks. He indicates that this will be a decision to make in the long-term future.

A resident asks for details concerning the by-laws at items 40.1, 40.2 and 40.4. He adds that the 2019 financial statements showed an amount of \$5,188,164 in working capital and asks to explain why the amount is increased to \$8,000,000. He asks to specify what the 32.7% of the local 2020 budget, or \$24,501,353, indicated will be used for. He asks if in this instance, the working fund amount is hidden from public view contrary to a loan by-law. He suggests the creation of a new reserve fund of 1 million dollars to cover part of the construction of a sound wall. He asks the Mayor to confirm his position regarding the protection of the health of a third of the population.

His Honour the Mayor emphasizes two important points added to the by-law on tariffs:

- 1- The cost of a landscaping contractor permit, per truck, goes from \$50 to \$75.
- 2- The tariffs of plan digitization are added, it is a new service offered by the Department of Urban Planning.

His Honour the Mayor agrees that as of September 30, the working capital was 2.85 million dollars, he adds that the *Cities and Towns Act* allows municipalities to have a working fund in an amount which does not exceed 20% of its annual budget. He indicates that the amount is very well identified in the financial statements which are audited by an external auditor. He adds that for Beaconsfield, 20 % of the annual budget is approximately 9.5 million dollars and that the City practises sound and prudent management. He indicates that the provision of a working fund allows the financing of projects without interest as only the capital must be returned to the fund to maintain its level. His Honour confirms that he has maintained his position since the first day of his election in 2013 and that citizens will decide whether they want a sound wall or not. He adds that 104 residences are directly affected by noise and that a thousand



**Minutes of the Council of Beaconsfield**

others are more or less affected, this represents approximately 3,300 people when the population of Beaconsfield is 20,000.

The question period ends at 8:28 p.m.

10. MINUTES

10.1 Adoption of the minutes of the City of Beaconsfield's regular Council meeting of October 26, 2020

---

2020-11-373 It is moved by Councillor Robert Mercuri, seconded by Councillor Karen Messier and UNANIMOUSLY RESOLVED to approve the minutes of the City of Beaconsfield's regular Council meeting of October 26, 2020, at 8:00 p.m.

20. CONTRACTS

20.1 Awarding of contract TP 2020-13 for the supply of a used sidewalk snowplow to the single and conforming bidder, Plannord Equipment Ltd, in the amount of \$194,211.17, all taxes included

---

2020-11-374 It is moved by Councillor Dominique Godin, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to award contract TP 2020-13 for the supply of a used sidewalk snowplow to the single and conforming bidder, Plannord Equipment Ltd, in the amount of \$194,211.17, all taxes included; and

To authorize the Finance and Treasury Department to charge the expense to budget code 22-311-00-724. As provided for in the current fiscal year budget, this expense will be financed by tax revenues.

20.2 Awarding of contract TP 2020-17 for the rental of a grader with a side wing and operator, at an hourly rate with a minimum guarantee of 100 hours to the single and conforming bidder, Pavages D'Amour Inc., in the amount of \$22,420.13, all taxes included

---

2020-11-375 It is moved by Councillor Roger Moss, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED to award contract TP 2020-17 for the rental of a grader with a side wing and operator, at an hourly rate with a minimum guarantee of 100 hours to the single and conforming bidder, Pavages D'Amour Inc., in the amount of \$22,420.13, all taxes included; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-331-00-526.

20.3 Awarding of contract TP 2020-06 for the rental of two (2) 12-wheeler trucks with operators and equipped with snow panels, for the season 2020-2021, with a minimum guarantee of 75 hours per truck to the lowest conforming bidder, 9203-2531 Québec Inc. (Paysagiste et Déneigement NJ), in the amount of \$18,108.56, all taxes included

---

2020-11-376 It is moved by Councillor Karen Messier, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to award contract TP 2020-06 for the rental of two (2) 12-wheeler trucks with operators and equipped with snow panels, for the season 2020-2021, with a minimum guarantee of 75 hours per truck to the lowest conforming bidder, 9203-2531 Québec Inc. (Paysagiste et Déneigement NJ), in the amount of \$18,108.56, all taxes included; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-331-00-526.

20.4 Awarding of contract TP 2020-16 for the supply and installation of an electronic billboard to the lowest conforming bidder, Les Enseignes Perfection Inc., in the amount of \$43,339.83, all taxes included

---



**Minutes of the Council of Beaconsfield**

2020-11-377 It is moved by Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to award contract TP 2020-16 for the supply and installation of an electronic billboard to the lowest conforming bidder, Les Enseignes Perfection Inc., in the amount of \$43,339.82, all taxes included; and

To authorize the Finance and Treasury Department to charge the expense to budget code 22-141-00-726. As provided for in the current fiscal year budget, this expense will be financed by tax revenues.

30. FINANCE AND TREASURY

30.1 Approval of the list of accounts payable as of November 16, 2020, and of the list of pre-authorized payments for the period of October 15, 2020, to October 25, 2020, and for the period of October 27, 2020, to November 4, 2020, for a total disbursement of \$1,536,657.58

---

2020-11-378 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 Karen Messier and UNANIMOUSLY RESOLVED:

To approve the list of accounts payable as of November 16, 2020, regarding expenses for financial and investment activities totalling \$270,162.57; and

To approve the list of pre-authorized payments from October 15, 2020, to October 25, 2020, and for the period of October 27, 2020, to November 4, 2020, totalling \$919,803.88 and electronic payments, for the same period, of salaries paid to municipal employees, bank fees and the debt service, totalling \$346,691.13; and

That all these disbursements totalling \$1,536,657.58 be drawn from the City's bank account at Royal Bank of Canada, Beaconsfield branch.

30.2 Interaccount transfer for the disbursement of certain capital expenses in 2020

---

2020-11-379 CONSIDERING the extra-budgetary credits available for the fiscal year 2020;

It is moved by Councillor Dominique Godin, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to appropriate, in 2020, the amount of \$2,609,735.42 to reimburse the Working Fund:

- \$2,609,735.42 for the acquisitions made in 2020.

30.3 Deposit by the Treasurer of two comparative statements as of August 31, 2020, of revenues and expenses for the year 2020 in compliance with Section 105.4 of the *Cities and Towns Act*

---

2020-11-380 WHEREAS in compliance with Section 105.4 of the *Cities and Towns Act*, the treasurer shall table two comparative statements as of August 31, 2020, of revenues and expenses for the year 2020 at the last regular sitting of the Council held at least four weeks before the sitting at which the budget for the following fiscal year is to be adopted;

WHEREAS the first statement compares the revenues and expenditures of the current fiscal year, received or incurred on or before the last day of the month ending at least 15 days before the month in which the statement is filed, and those of the preceding fiscal year received or incurred during the corresponding period of that fiscal year;

WHEREAS the second statement compares the projected revenues and expenditures for the current fiscal year, as at the time the statement is prepared and based on the information at the treasurer's disposal, and those provided for in the budget for that fiscal year.



Minutes of the Council of Beaconsfield

40. BY-LAWS

40.1 Filing and notice of motion of Draft By-law BEAC-136 entitled "By-law on tariffs – January 2021"

---

2020-11-381 Councillor Dominique Godin files Draft By-law BEAC-136 entitled "By-law on tariffs – January 2021" and gives notice of motion of intent to submit for adoption at a subsequent meeting of Council, said draft, in compliance with the *Cities and Towns Act*.

40.2 Filing and notice of motion of Draft By-law BEAC-137 entitled "By-law concerning taxes of the City of Beaconsfield for the fiscal year 2021"

---

2020-11-382 Councillor Karen Messier files Draft By-law BEAC-137 entitled "By-law concerning taxes of the City of Beaconsfield for the fiscal year 2021" 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-026-7 entitled "By-law amending By-law BEAC-026 to increase the working fund to \$8,000,000"

---

2020-11-383 Councillor Robert Mercuri files Draft By-law BEAC-026-7 entitled "By-law amending By-law BEAC-026 to increase the working fund to \$8,000,000" 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*.

40.4 Filing and notice of motion of Draft By-law 640-32 entitled "By-law to amend By-law 640 regarding the supply of water and the levying of a water tax"

---

2020-11-384 Councillor Roger Moss files Draft By-law 640-32 entitled "By-law to amend By-law 640 regarding the supply of water and the levying of a water tax" 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*.

40.5 Authorization to allow a specific construction project, alteration or occupancy proposals for an immovable (SCAOPI) located at 71 St-Louis Beaconsfield (lot 1 417 714 of the Cadastre of Québec) in zone H225 of Zoning By-law 720 and submission of the project to a written consultation of 15 days

---

2020-11-385 WHEREAS the City of Beaconsfield adopted By-law 728 on specific construction, alteration or occupancy proposals for an immovable (SCAOPI);

WHEREAS in accordance with this by-law, a request was filed for a specific construction project allowing a rear setback of 8.94 metres for the main building;

WHEREAS according to specific zoning grid H225 of the Zoning By-law 720, a main building must respect a minimum rear setback of 10.0 metres;

WHEREAS this request was submitted and considered by the Planning Advisory Committee with regard to the applicable criteria of the SCAOPI;

WHEREAS Council has taken note of the following recommendation by the Planning Advisory Committee:

"It is resolved unanimously by the Planning Advisory Committee to recommend that Council adopts a specific construction, alteration or occupancy proposals for an immovable (SCAOPI) for the property located at 71, St-Louis;"



**Minutes of the Council of Beaconsfield**

It is moved by Councillor David Newell, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED that the City of Beaconsfield adopts, under By-law 728 on specific construction, alteration or occupancy proposals for an immovable (SCAOPI), a first draft resolution with regard to SCAOPI number PP-11 with the purpose of allowing that a rear setback of the main building be located at 8.94 metres for the property located at 71 St-Louis, Beaconsfield (lot 1 417 714 of the Cadastre of Québec);

That the project must be in compliance with:

- The certificate of location prepared by Benoit Couture, Land surveyor dated August 13, 2020, under the minutes 3000;

While respecting the following conditions:

- That all other regulatory dispositions not inconsistent with the present authorization apply;

- That this project be subject to a written consultation of 15 days, from November 18 to December 3, 2020, in accordance with the Ministerial Order 2020-033 concerning the ordering of measures to protect the health of the population amid the COVID-19 pandemic situation. Consequently, the project can be viewed on the City's website.

40.6 Adoption of By-law BEAC-033-8 entitled "By-law amending By-law BEAC-033 on nuisances in order to modify the definition of statutory holiday and the applicable dates for property markers"

---

2020-11-386 The City Clerk mentions the by-law's object, and where applicable, the differences between the draft by-law that was filed and the by-law being submitted for passing, the expenditure, the mode of financing, payment and repayment of the expenditure;

It is moved by Councillor Karen Messier, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to adopt By-law BEAC-033-8 entitled "By-law amending By-law BEAC-033 on nuisances in order to modify the definition of statutory holiday and the applicable dates for property markers".

40.7 Authorization to correct nuisances at 29 Cedar Crescent and to bill the costs to the owner, in virtue of By-law BEAC-033

---

2020-11-387 Considering that a 10-day notice to correct nuisances at 29 Cedar Crescent was sent to the owner, in conformity with By-law BEAC-033, but the notice was not respected;

It is moved by Councillor Dominique Godin, seconded by Councillor Karen Messier and UNANIMOUSLY RESOLVED that the Public Works Department be authorized, in virtue of By-law BEAC-033, section 11.3, to perform the necessary corrective work at 29 Cedar Crescent and that the City bill the costs to the owner.

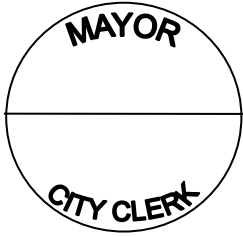
45. URBAN PLANNING

45.1 Request for minor exemptions for the property located at 3 Woodland

---

2020-11-388 CONSIDERING THAT a request for minor exemptions was presented to the Planning Advisory Committee meeting held on October 21, 2020, for the property located at 3 Woodland;

CONSIDERING THAT the request for minor exemptions is: (1) to authorize that the projected main building area be of 290.2 square metres, while the zoning by-law requires that the maximum main building area be of 245.9 square metres for that property, resulting in an excess of 44.3 square metres in regards to the main building area allowed, (2) to authorize that the total of side setbacks of the existing main building be of 9.63 metres, while the zoning by-law requires that the total of combined side setbacks of the main building on this property be of at least



**Minutes of the Council of Beaconsfield**

10.46 metres, resulting in an encroachment of 0.83 metres in the combined side setbacks and (3) to authorize that the total of side setbacks of the projected attached garage be of 6.81 metres, while the zoning by-law requires that the total of combined side setbacks for an attached garage be of at least 7.76 metres, resulting in an encroachment of 0.95 metres in the combined side setbacks;

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

CONSIDERING THAT the Planning Advisory Committee considers that the conditions listed in By-law BEAC-044 are fulfilled for (2) to authorize that the total of side setbacks of the existing main building be of 9.63 metres, while the zoning by-law requires that the total of combined side setbacks of the main building on this property be of at least 10.46 metres, resulting in an encroachment of 0.83 metres in the combined side setbacks;

CONSIDERING the Planning Advisory Committee considers that the conditions listed in By-law BEAC-044 are not fulfilled for (1) to authorize that the projected main building area be of 290.2 square metres, while the zoning by-law requires that the maximum main building area be of 245.9 square metres for that property, resulting in an excess of 44.3 square metres in regards to the main building area allowed and for (3) to authorize that the total of side setbacks of the projected attached garage be of 6.81 metres, while the zoning by-law requires that the total of combined side setbacks for an attached garage be of at least 7.76 metres, resulting in an encroachment of 0.95 metres in the combined side setbacks, and this because the application of the provisions of the by-law in cause does not create a serious prejudice to the applicant;

CONSIDERING the recommendation of the Planning Advisory Committee to APPROVE the request for minor exemption: (2) to authorize that the total of side setbacks of the existing main building be of 9.63 metres, while the zoning by-law requires that the total of combined side setbacks of the main building on this property be of at least 10.46 metres, resulting in an encroachment of 0.83 metres in the combined side setbacks and to REFUSE the minor exemptions request: (1) to authorize that the projected main building area be of 290.2 square metres, while the zoning by-law requires that the maximum main building area be of 245.9 square metres for that property, resulting in an excess of 44.3 square metres in regards to the main building area allowed and (3) to authorize that the total of side setbacks of the projected attached garage be of 6.81 metres, while the zoning by-law requires that the total of combined side setbacks for an attached garage be of at least 7.76 metres, resulting in an encroachment of 0.95 metres in the combined side setbacks;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to **APPROVE** the request for minor exemption: (2) to authorize that the total of side setbacks of the existing main building be of 9.63 metres, while the zoning by-law requires that the total of combined side setbacks of the main building on this property be of at least 10.46 metres, resulting in an encroachment of 0.83 metres in the combined side setbacks and to **REFUSE** the minor exemptions request: (1) to authorize that the projected main building area be of 290.2 square metres, while the zoning by-law requires that the maximum main building area be of 245.9 square metres for that property, resulting in an excess of 44.3 square metres in regards to the main building area allowed and (3) to authorize that the total of side setbacks of the projected attached garage be of 6.81 metres, while the zoning by-law requires that the total of combined side setbacks for an attached garage be of at least 7.76 metres, resulting in an encroachment of 0.95 metres in the combined side setbacks for the property located at 3 Woodland.

45.2

Request for a permit for the construction of a main building located at 50 York

---





**Minutes of the Council of Beaconsfield**

2020-11-389 CONSIDERING THAT a permit application was filed for the construction of a main building located at 50 York;

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 submitted with the permit application at the October 21, 2020, meeting and is of the opinion that the objective to propose a building with harmonious shapes and volume is not respected because the criterion aiming to diminish the difference of height and volume with neighbouring buildings through the architectural treatment is not fulfilled and the objective to propose a sustainable, quality architecture is not respected because the criterion on the proposed style that must be inspired from the existing architectural styles on the stretch of street is not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the issuance of a permit for the construction of a main building located at 50 York;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to REFUSE the issuance of a permit for the construction of a main building located at 50 York.

45.3 Request for a permit for the extension of the main building located at 63 Madsen

---

2020-11-390 CONSIDERING THAT a permit application was filed for the extension of a main building located at 63 Madsen;

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 October 21, 2020, meeting and is of the opinion that the objective to propose a building with harmonious shapes and volume is not respected because the criterion aiming to diminish the difference of height and volume with neighbouring buildings through the architectural treatment is not fulfilled and the objective to propose a sustainable, quality architecture is not respected because the criteria on (1) the proposed style that must be inspired from the existing architectural styles on the stretch of street, (2) the durability, the sobriety of the colours and the compatibility of the exterior cladding materials with the surrounding buildings and (3) the harmony of materials and architectural components are not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the issuance of a building permit for the extension of the main building located at 63 Madsen;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to REFUSE the issuance of a building permit for the extension of the main building located at 63 Madsen.

45.4 Request for a permit for the extension of the main building located at 75 Charleswood

---

2020-11-391 CONSIDERING THAT a permit application was filed for the extension of a main building located at 75 Charleswood;

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;



**Minutes of the Council of Beaconsfield**

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the permit application at the October 21, 2020, 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 building permit for the extension of the main building located at 75 Charleswood;

It is moved by Councillor David Newell, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to APPROVE the issuance of a building permit for the extension of the main building located at 75 Charleswood.

45.5 Request for a permit for the extension of the main building located at 106 Fieldfare

---

2020-11-392 CONSIDERING THAT a permit application was filed for the extension of a main building located at 106 Fieldfare;

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 October 21, 2020, meeting and is of the opinion that the objective to propose a building with harmonious shapes and volume is not respected because the criterion aiming to diminish the difference of height and volume with neighbouring buildings through the architectural treatment is not fulfilled, the objective to propose a sustainable, quality architecture is not respected because the criterion on the proposed style that must be inspired from the existing architectural styles on the stretch of street is not fulfilled and the objective to respect the architectural features of the main building in the case of an extension is not respected because the criterion on the similarity of the roof's extension with the existing roof is not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the issuance of a building permit for the extension of the main building located at 106 Fieldfare;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to REFUSE the issuance of a building permit for the extension of the main building located at 106 Fieldfare.

45.6 Request for a permit for the extension of the main building located at 406 Lakeshore

---

2020-11-393 CONSIDERING THAT a permit application was filed for the extension of a main building located at 406 Lakeshore;

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 October 21, 2020, meeting and is of the opinion that the objective to propose a sustainable, quality architecture is not respected because the criterion on the harmony of materials and architectural components is not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the issuance of a building permit for the extension of the main building located at 406 Lakeshore;



**Minutes of the Council of Beaconsfield**

It is moved by Councillor David Newell, seconded by Councillor Karen Messier and UNANIMOUSLY RESOLVED to REFUSE the issuance of a building permit for the extension of the main building located at 406 Lakeshore.

VOTES IN FAVOUR:

None

VOTES OPPOSED:

Councillors Dominique Godin, Karen Messier, Robert Mercuri, David Newell, Roger Moss

**THE MOTION IS DEFEATED.**

It is then moved by Councillor David Newell, seconded by Councillor Karen Messier and UNANIMOUSLY RESOLVED to APPROVE the issuance of a building permit for the extension of the main building located at 406 Lakeshore **on the condition that asphalt shingles are used.**

VOTES IN FAVOUR:

Councillors Dominique Godin, Karen Messier, Robert Mercuri, David Newell, Roger Moss

VOTES OPPOSED:

None

**THE MOTION IS CARRIED. THE REQUEST FOR A PERMIT FOR THE EXTENSION OF THE MAIN BUILDING LOCATED AT 406 LAKESHORE IS APPROVED ON THE CONDITION THAT ASPHALT SHINGLES ARE USED.**

45.7 Request for a permit for the extension of the main building located at 444 Lakeshore

---

2020-11-394 CONSIDERING THAT a permit application was filed for the extension of a main building located at 444 Lakeshore;

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 October 21, 2020, meeting and is of the opinion that the objective to propose a sustainable, quality architecture is not respected because the criteria on (1) the enhancement of the main entrance by a distinctive architectural composition, (2) the skylights on the main facade of a building which must not be visible from the street, (3) the durability, the sobriety of the colours and the compatibility of the exterior cladding materials with the surrounding buildings and (4) the harmony of materials and architectural components are not fulfilled and the objective to respect the privacy of the immediate neighbourhood when building balconies and roof terraces integrated into the building is not respected because the criteria (1) aiming to build roof terraces in the back portion of the building which are not visible from the street and (2) aiming to have balconies and roof terraces located in respect of views of the private spaces of the neighbours are not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the issuance of a building permit for the extension of the main building located at 444 Lakeshore;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to REFUSE the issuance of a building permit for the extension of the main building located at 444 Lakeshore.

45.8 Request for a permit for the extension of the main building located at 587 Chelsea

---



**Minutes of the Council of Beaconsfield**

2020-11-395    CONSIDERING THAT a permit application was filed for the extension of a main building located at 587 Chelsea;

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 October 21, 2020, 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 building permit for the extension of the main building located at 587 Chelsea;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the issuance of a building permit for the extension of the main building located at 587 Chelsea.

45.9            Request for a renovation permit for the modification of the facade of the main building located at 167 Alton

---

2020-11-396    CONSIDERING THAT a renovation permit was filed for the modification of the facade of the main building located at 167 Alton;

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 submitted with the permit application at the October 21, 2020, meeting and is of the opinion that the objective to propose a sustainable, quality architecture is not respected because the criteria on (1) the durability, the sobriety of the colours and the compatibility of the exterior cladding materials with the surrounding buildings and (2) the harmony of materials and architectural components are not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the issuance of a renovation permit for the modification of the facade of the main building located at 167 Alton;

It is moved by Councillor David Newell, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to REFUSE the issuance of a renovation permit for the modification of the facade of the main building located at 167 Alton.

45.10           Request to modify the already approved plans at 180 Acres

---

2020-11-397    CONSIDERING THAT on June 22, 2020, Council adopted resolution 2020-06-193 approving the plans and authorizing the issuance of a permit at 180 Acres;

CONSIDERING THAT a request has been filed in order to approve new plans;

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;

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the permit application at the October 21, 2020, meeting and is of the opinion that the objective to propose a sustainable, quality architecture is not respected because the criterion on the harmony of materials and architectural components is not fulfilled;



**Minutes of the Council of Beaconsfield**

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the application to modify the already approved plans at 180 Acres;

It is moved by Councillor David Newell, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to REFUSE the application to modify the already approved plans at 180 Acres.

45.11 Modification to resolution 2020-10-345 - Request for a permit for the construction of a main building located at 118 Woodland

---

2020-11-398 CONSIDERING resolution 2020-10-345 adopted at the meeting of October 26, 2020, regarding a permit request for the construction of a main building located at 118 Woodland;

CONSIDERING THAT the vote proposed and adopted at the meeting was not according to the recommendation of the Planning Advisory Committee, resulting in a refusal of the issuance of the permit whereas, according to the recommendation, it should have been approved;

CONSIDERING THAT as a result, it is necessary to modify resolution 2020-10-345 as follows:

- CONSIDERING THAT a permit application was filed for the construction of a main building located at 118 Woodland;
- 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 September 30, 2020, 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 permit for the construction of a main building located at 118 Woodland;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the issuance of a permit for the construction of a main building located at 118 Woodland.

50. HUMAN RESOURCES

50.1 One-day (1) suspension without pay of an employee

---

2020-11-399 It is moved by Councillor Robert Mercuri, seconded by Councillor Karen Messier and UNANIMOUSLY RESOLVED that employee bearing registration number 75120895 be suspended for a period of one (1) day without pay.

53. COMMITTEES

53.1 Minutes of the Culture and Leisure Committee meeting of September 16, 2020

---

2020-11-400 It is moved by Councillor Dominique Godin, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to approve the minutes of the Culture and Leisure Committee meeting of September 16, 2020.

53.2 Minutes of the Environmental Advisory Committee meeting of October 27, 2020

---

2020-11-401 It is moved by Councillor Karen Messier, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to approve the minutes of the Environmental Advisory Committee meeting of October 27, 2020.



**Minutes of the Council of Beaconsfield**

53.3 Minutes of the Planning Advisory Committee meeting of October 21, 2020

---

2020-11-402 It is moved by Councillor David Newell, seconded by Councillor Karen Messier and UNANIMOUSLY RESOLVED that Council take act of the minutes of the Planning Advisory Committee meeting of October 21, 2020.

53.4 Renewal of the mandate of a member of the Environmental Advisory Committee

---

2020-11-403 It is moved by Councillor Karen Messier, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to approve the renewal of the mandate of Ms. Alison Smiley as a member of the Environmental Advisory Committee as of November 16, 2020, for a one (1) year term.

53.5 Renewal of the mandate of a member of the Age-Friendly Municipality Review Committee (AFM)

---

2020-11-404 It is moved by Councillor Karen Messier, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to approve the renewal of the mandate of Mr. Raimo Heyduck as a member of the Age-Friendly Municipality Review Committee (AFM), effective as of November 16, 2020, for a one (1) year period.

53.6 Appointment of Council members to the Demolition Committee

---

2020-11-405 It is moved by Councillor Karen Messier, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to appoint:

- Councillor Robert Mercuri as Chairperson;
- Councillor Roger Moss as member and Alternate Chairperson;
- Councillor David Newell as member;

to the Demolition Committee for a one (1) year period, as of November 16, 2020; and

To appoint Councillor Dominique Godin as substitute member of the Demolition Committee, for a one (1) year term as of November 16, 2020.

60. GENERAL

60.1 Authorization to permit Breakcity Dance School to hold a fundraising event at Centennial Park and Hall on July 17, 2021

---

2020-11-406 CONSIDERING that Breakcity Dance School is not a recognized Association by the City but the event is a fundraising for the Montreal children's hospital foundation;

CONSIDERING that this free event is a family, cultural and community oriented activity for Beaconsfield residents;

CONSIDERING that the City will have the right to cancel or postpone the event to respect the Covid-19 Public Health recommendations;

It is moved by Councillor Roger Moss, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to authorize Breakcity Dance School to hold a fundraising event at Centennial Park and Hall on July 17, 2021.

60.2 Authorization to sign and award a deed of servitude in favour of the City affecting lot 2 424 550 of the Cadastre of Québec, Registration Division of Montreal (83 Beaconsfield), for the maintenance and proper functioning of a storm sewer pipe

---



**Minutes of the Council of Beaconsfield**

2020-11-407 It is moved by Councillor Robert Mercuri, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to mandate a notary to prepare all the documents required for a deed of servitude in favour of the City, granting a real and perpetual servitude of passage at all times, necessary for the maintenance and proper functioning of a storm sewer pipe on lot 2 424 550 of the Cadastre of Québec, Registration Division of Montreal (83 Beaconsfield);

To charge related fees for the preparation of this servitude to budget code 02-131-10-412 with regard to the notarial deed and budget code 02-141-00-419 with regard to other professional fees; and

To authorize the Mayor and the City Clerk to sign the documents for the deed of servitude.

80. DIRECTORS REPORTS

80.1 Deposit of the Directors reports

---

Are received and accepted for information purposes:

Urban Planning Department's building report for October 2020;

Progressive breakdown 524-19-GC (replacement of the Meadowbrook grid);

Municipal Patrol's monthly report for September 2020;

Report on live and deferred viewing of Council meetings via webcast.

90. NEW BUSINESS

Nil

95. CLOSING OF MEETING

---

It is moved by Councillor Roger Moss, seconded by Councillor Karen Messier and UNANIMOUSLY RESOLVED to close the regular meeting at 8:46 p.m.

---

**MAYOR**

---

**CITY CLERK**