



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 16, 2024, at 8:00 p.m.

WERE PRESENT:

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

ALSO PRESENT:

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

1. **OPENING OF MEETING**

His Honour the Mayor calls the meeting to order.

2. **AGENDA**

2.1 Adoption of the agenda of the City of Beaconsfield's regular Council meeting of December 16, 2024

2024-12-428 It is moved by Councillor Martin St-Jean, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to adopt the agenda of the City of Beaconsfield's regular Council meeting of December 16, 2024, with the following modification:

- Withdrawal of item 30.3: Authorization to sign a Disaster services agreement between the City of Beaconsfield and the Canadian Red Cross Society

5. **PUBLIC QUESTION PERIOD**

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

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

A resident asks how many residents have complained or have received a warning or a fine concerning the provisions provided in the by-law relating to the use of wood-burning.

His Honour the Mayor indicates that the complaints are not recorded. He adds that no warnings or fines have been issued so far. However, fines were given to residents regarding outdoor fires in the summer.

A resident makes comments and suggestions about several subjects such as by-laws to protect trees, demolition, adding a bus on Elm, and building a new dog pound.

His Honour the Mayor indicates that her comments are noted.

A resident refers to the Beaconsfield Master Plan. She indicates that a report from Beaupré-Michaud has previously recommended establishing Heritage sites, for example Thompson Point. She asks when the City will take action and establish heritage sites. She adds that houses are being demolished and would like to know what the City is doing to avoid this. She asks if the zoning by-law permits 4-storey building to be built and if commercial zoning is being modified to become residential zoning.

The Director general, Patrice Boileau, indicates that establishing Heritage sites is not part of the City's short-term projects. He explains that the current effort is to assure that City by-laws are in concordance with the *Schéma d'aménagement et de développement* of the Agglomeration of Montreal adopted in 2015. The City postponed the concordance procedures to avoid potential legal claims related to the protection Angell Woods. The City was given 6 months to carry out the concordance



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procedures which will subsequently permit the City to move forward and modify certain by-laws in order to obtain the necessary certificates of conformity to the Schéma from Montreal. Patrice Boileau explains that all houses built before 1940 need to be submitted to the provincial Government to obtain approval of a demolition. He adds that an inventory list of buildings built before 1940 has been adopted. This inventory will guide decisions on whether these properties should be preserved due to their heritage value. The Director general indicates that to comply with the *Schéma d'aménagement et de développement* of the Agglomeration of Montreal, 4-storey building needs to be permitted, but the zoning by-law does not automatically permit this. He confirms that the zoning modifications are being filed to be in concordance with the *Schéma d'aménagement et de développement*.

A resident asks what proportion of the loans of By-laws BEAC-163 and BEAC-164 on structural rehabilitation work of water mains and various works and studies for the improvement of the storm sewer network will be allocated to basin 21. Also, she asks exactly how the capacity of the infrastructure of basin 21 will be improved to permit the distribution of the water load. She asks if the City will check piped stormwater pipes in back yards. She indicates that a letter from the City of Kirkland was sent to the Premier of Quebec, she would like to know if Beaconsfield will engage in this type of action.

The Director general answers that the funds for the structural rehabilitation program are for the City's regular 5-year infrastructure program (2024-2028). The program involves structural improvements to water mains and sewer pipes across the City. The success of this program has proven effective when we note the reduction in the number of water main breaks in the City. He adds that the storm sewer system is currently being studied by the City, which has mandated specialized consultants. Once the preliminary studies have been completed by the consultant, the City will be able to meet with the other parties involved, including the City of Kirkland, which has a significant water supply, and the City of Montreal. He adds that the Action Plan adopted in September indicates that collaboration with nearby municipalities is essential.

A resident asks if Meadowbrook stream is still considered a stream near the autoroute and therefore could be included in the government compensation program.

The Director general explains that once a stream is channelled it cannot be considered a waterway. This major collector is the responsibility of the Agglomeration and discussions are due to take place with the Agglomeration on this subject

A resident asks if Beaconsfield considered sharing its underutilized animal services with other municipalities to improve animal care and shelter options in the region.

His Honour the Mayor thanks the resident for her comments.

The question period ends at 8:29 p.m.

10. MINUTES

10.1 Adoption of the minutes of the City of Beaconsfield's regular Council meeting of November 18, 2024

2024-12-429 It is moved by Councillor Roger Moss, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to approve the minutes of the City of Beaconsfield's regular Council meeting of November 18, 2024, at 8:00 p.m.

20. CONTRACTS

20.1 Awarding of contract TP 2024-07 for arboricultural work at an hourly rate for the year 2025, with 3 (three) renewal options to the lowest conforming bidder, Arbo-Design Inc., in the amount of \$419,009.14, all taxes included



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2024-12-430 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to award contract TP 2024-07 for arboricultural work at an hourly rate for the year 2025, with 3 (three) renewal options to the lowest conforming bidder, Arbo-Design Inc., in the amount of \$419,009.14, all taxes included; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-725-50-571.

20.2 Authorization of an additional expense of \$45,888.98, all taxes included, for contract 663-24-GC for the transport and disposal of soil for the year 2024

2024-12-431 CONSIDERING resolution 2024-10-339 adopted at Council meeting held on October 11, 2024, relating to the awarding contract 663-24-GC for the transport and disposal of soil for the year 2024 to the lowest and conforming bidder, Loïselle Inc ,in the amount of \$113,328.79, all taxes included;

CONSIDERING that additional necessary work has been identified to complete contract 664-24-GC, resulting in unforeseen costs in the amount of \$45,888.98, all taxes included;

It is moved by Councillor Dominique Godin, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to authorization of an concerning incidental work of \$45,888.98, all taxes included, for contract 663-24-GC for the transport and disposal of soil for the year 2024. To authorize the Finance and Treasury Department to charge the expense to budget code 02-453-20-439.

20.3 Authorization of an additional expense of \$36,358.58, all taxes included, relating to contract by mutual agreement RGC 2024-19 for drainage work on Margaret-Ann Street, for the construction of a 37-metre drainage trench

2024-12-432 CONSIDERING THAT a request for quotation was sent to 3 firms for drainage work on Margaret-Ann Street;

CONSIDERING that a contract by mutual agreement RGC 2024-19 was awarded to TR Métropole for a price of \$39,873.33;

CONSIDERING THAT unforeseen interventions resulted in a total cost of \$76,231.91 (taxes included), compared with the initial bid of \$39,873.33 (taxes included) and the allocated budget of \$50,000; the difference is attributable to unforeseen adjustments required in the field;

It is moved by Councillor Roger Moss, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED authorize an expense concerning incidental work of \$36,358.58 for the contract by mutual agreement RGC 2024-19 for drainage work on Margaret-Ann Street, for the construction of a 37-metre drainage trench, bringing the total expenditure to \$76,231.91; and

To authorize the Finance and Treasury Department to charge the expense to budget code 22-415-00-711. This expense will be financed by tax revenues.

20.4 Approval of an evaluation grid and weighting of compliant bids for professional services (engineers and architect) for the preparation of plans and specifications relating to work to replace mechanical units and the control system at the Beaconsfield public works building

2024-12-433 It is moved by Councillor David Newell, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to approve an evaluation and weighting grid concerning professional services (engineers and architect) for the preparation of plans and specifications relating to work to replace mechanical units and the Beaconsfield public works building control system



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20.5 Awarding of a contract by mutual agreement (RGC 2024-24) to GESPRO Groupe Conseil for assistance in the project of renovating and upgrading the standards of the Recreation Centre of the City of Beaconsfield for the amount of \$66,685.50 taxes included

2024-12-434 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to authorize the awarding of a contract by mutual agreement (RGC 2024-24) to GESPRO Groupe Conseil for assistance in the project of renovating and upgrading the standards of the Recreation Centre of the City of Beaconsfield for the amount of \$66,685.50 taxes included; and

To authorize the Finance & Treasury Department to impute the expense to the budget code 22-729-00-722. As provided for in the budget for the current fiscal year, this expense will be financed under borrowing By-law BEAC-160.

30. FINANCE AND TREASURY

30.1 Approval of the list of accounts payable as of December 16, 2024, and of the list of pre-authorized payments for the period of November 7, 2024, to November 17, 2024, and for the period of November 19, 2024, to December 4, 2024, for a total disbursement of \$3,829,858.45

2024-12-435 CONSIDERING the lists submitted by the Treasurer regarding the payment of expenses for financial and investment activities;

It is moved by Councillor Robert Mercuri, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED:

To approve the list of accounts payable as of December 16, 2024, regarding expenses for financial and investment activities totalling \$721,299.82; and

To approve the list of pre-authorized payments from November 7, 2024, to November 17, 2024, and for the period of November 19, 2024, to December 4, 2024, totalling \$2,606,111.59 and electronic payments, for the same period, of salaries paid to municipal employees, bank fees and the debt service, totalling \$502,447.04; and

That all these disbursements totalling \$3,829,858.45 be drawn from the City's bank account at Royal Bank of Canada, Beaconsfield branch.

30.2 Approval of a \$271.76 financial contribution to each of the 12 community and cultural associations representing up to 50% of the basic amount of the BFL liability insurance fees for the year 2025

2024-12-436 It is moved by Councillor Dominique Godin, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to approve a \$271.76 financial contribution to each of the 12 community and cultural associations representing up to 50 % of the basic amount of the BFL liability insurance fees for the year 2025; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-519-10-992. The treasurer must foresee sufficient funds in the forthcoming 2025 budget to provide for this expense.

30.3 Authorization to sign a Disaster services agreement between the City of Beaconsfield and the Canadian Red Cross Society

2024-12-437 Withdrawn.

30.4 Approval of a \$250 contribution to the Beaconsfield-Kirkland Ringette Association (BKRA) for the purchase of an advertisement in their 43rd Annual Ringette Tournament programme for the year 2025



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- 2024-12-438 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to approve a \$250 contribution to the Beaconsfield-Kirkland Ringette Association (BKRA) for the purchase of an advertisement in their 43rd Annual Ringette Tournament programme for the year 2025; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-722-10-992. The treasurer must foresee sufficient funds in the forthcoming 2025 budget to provide for this expense.

40. BY-LAWS

- 40.1 Filing, notice of motion and adoption of Draft By-law BEAC-043-01 entitled "By-law amending Subdivision By-law BEAC-043 in order to render it compliant with the Land-Use Planning and Development Plan for the Agglomeration of Montreal (RCG 14-029) and the Urban Plan of the City of Beaconsfield " and submission of the draft by-law to a public consultation on January 20, 2025, at 6:30 p.m.

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- 2024-12-439 WHEREAS the draft by-law is filed and a notice of motion is given by Councillor David Newell for Draft By-law BEAC-043-01 entitled "By-law amending Subdivision By-law BEAC-043 in order to render it compliant with the Land-Use Planning and Development Plan for the Agglomeration of Montreal (RCG 14-029) and the Urban Plan of the City of Beaconsfield" in compliance with the *Cities and Towns Act, Act* and the *Act respecting land use planning and development*;

It is moved by Councillor David Newell, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to adopt, as submitted, the Draft By-law BEAC-043-01 entitled "By-law amending Subdivision By-law BEAC-043 in order to render it compliant with the Land-Use Planning and Development Plan for the Agglomeration of Montreal (RCG 14-029) and the Urban Plan of the City of Beaconsfield" and to submit the Draft By-law to a public consultation on January 20, 2025, at 6:30 p.m., in compliance with the *Act respecting land use planning and development*.

- 40.2 Filing, notice of motion and adoption of Draft By-law BEAC-045-19 entitled "By-law amending By-law BEAC-045 on permits and certificates in order to render it compliant with the Land-Use Planning and Development Plan for the Agglomeration of Montreal (RCG 14-029) and the Urban Plan of the City of Beaconsfield" and submission of the draft by-law to a public consultation on January 20, 2029, at 6:30 p.m.

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- 2024-12-440 WHEREAS the draft by-law is filed and a notice of motion is given by Councillor Robert Mercuri for Draft By-law BEAC-045-19 entitled "By-law amending By-law BEAC-045 on permits and certificates in order to render it compliant with the Land-Use Planning and Development Plan for the Agglomeration of Montreal (RCG 14-029) and the Urban Plan of the City of Beaconsfield" in compliance with the *Cities and Towns Act, Act* and the *Act respecting land use planning and development*;

It is moved by Councillor Robert Mercuri, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to adopt, as submitted, the Draft By-law BEAC-045-19 entitled "By-law amending By-law BEAC-045 on permits and certificates in order to render it compliant with the Land-Use Planning and Development Plan for the Agglomeration of Montreal (RCG 14-029) and the Urban Plan of the City of Beaconsfield" and to submit the Draft By-law to a public consultation on January 20, 2025, at 6:30 p.m., in compliance with the *Act respecting land use planning and development*.

- 40.3 Filing, notice of motion and adoption of Draft By-law BEAC-098-4 entitled "By-law amending By-law BEAC-098 on Site planning and architectural integration programmes in order to render it compliant with the Land-Use Planning and Development Plan for the Agglomeration of Montreal (RCG 14-029) and the Urban Plan of the City of Beaconsfield" and submission of the draft by-law to a public consultation on January 20, 2025, at 6:30 p.m.
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2024-12-441 WHEREAS the draft by-law is filed and a notice of motion is given by Councillor Dominique Godin for Draft By-law BEAC-098-4 entitled "By-law amending By-law BEAC-098 on Site planning and architectural integration programmes in order to render it compliant with the Land-Use Planning and Development Plan for the Agglomeration of Montreal (RCG 14-029) and the Urban Plan of the City of Beaconsfield" in compliance with the *Cities and Towns Act, 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-098-4 entitled "By-law amending By-law BEAC-098 on Site planning and architectural integration programmes in order to render it compliant with the Land-Use Planning and Development Plan for the Agglomeration of Montreal (RCG 14-029) and the Urban Plan of the City of Beaconsfield" and to submit the Draft By-law to a public consultation on January 20, 2025, at 6:30 p.m., in compliance with the *Act respecting land use planning and development*.

40.4 Filing, notice of motion and adoption of Draft By-law BEAC-165 entitled "By-law concerning the Urban Masterplan" and submission of the draft by-law to a public consultation on January 20, 2025, at 6:30 p.m.

2024-12-442 WHEREAS the draft by-law is filed and a notice of motion is given by Councillor Peggy Alexopoulos for Draft By-law BEAC-165 entitled "By-law concerning the Urban Masterplan" in compliance with the *Cities and Towns Act, Act* and the *Act respecting land use planning and development*;

It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to adopt, as submitted, the Draft By-law BEAC-165 entitled "By-law concerning the Urban Masterplan" and to submit the Draft By-law to a public consultation on January 20, 2025, at 6:30 p.m., in compliance with the *Act respecting land use planning and development*.

40.5 Filing, notice of motion and adoption of 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 Plan for the Agglomeration of Montreal (RCG 14-029) and the Urban Plan of the City of Beaconsfield" and submission of the draft by-law to a public consultation on January 20, 2025, at 6:30 p.m.

2024-12-443 WHEREAS the draft by-law is filed and a notice of motion is given by Councillor Roger Moss for 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 Plan for the Agglomeration of Montreal (RCG 14-029) and the Urban Plan of the City of Beaconsfield" in compliance with the *Cities and Towns Act, Act* and the *Act respecting land use planning and development*;

It is moved by Councillor Roger Moss, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to adopt, as submitted, the 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 Plan for the Agglomeration of Montreal (RCG 14-029) and the Urban Plan of the City of Beaconsfield" and to submit the Draft By-law to a public consultation on January 20, 2025, at 6:30 p.m., in compliance with the *Act respecting land use planning and development*.

40.6 Filing, notice of motion and adoption of Draft By-law 728-01 entitled "By-law amending By-law 728 respecting specific construction, alteration or occupancy proposals for an immovable (PPCMOI) in order to render it compliant with the Land-Use Planning and Development Plan for the Agglomeration of Montreal (RCG 14-029) and the Urban Plan of the City of Beaconsfield" and submission of the draft by-law to a public consultation on January 20, 2025, at 6:30 p.m.



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2024-12-444 WHEREAS the draft by-law is filed and a notice of motion is given by Councillor Dominique Godin for Draft By-law 728-01 entitled "By-law amending By-law 728 respecting specific construction, alteration or occupancy proposals for an immovable (PPCMOI) in order to render it compliant with the Land-Use Planning and Development Plan for the Agglomeration of Montreal (RCG 14-029) and the Urban Plan of the City of Beaconsfield" in compliance with the *Cities and Towns Act*, *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 728-01 entitled "By-law amending By-law 728 respecting specific construction, alteration or occupancy proposals for an immovable (SCAOPI) in order to render it compliant with the Land-Use Planning and Development Plan for the Agglomeration of Montreal (RCG 14-029) and the Urban Plan of the City of Beaconsfield" and to submit the Draft By-law to a public consultation on January 20, 2025, at 6:30 p.m., in compliance with the *Act respecting land use planning and development*.

40.7 Filing and notice of motion of Draft By-law 640-37 entitled "By-law to amend By-law 640 regarding the supply of water and the levying of a water tax"

2024-12-445 Councillor Martin St-Jean files Draft By-law 640-37 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*.

40.8 Filing and notice of motion of Draft By-law BEAC-117-6 entitled "By-law modifying By-law BEAC-117 concerning the rate of transfer duties applicable to transfers with a basis of imposition exceeding \$589,200 in order to modify the applicable rate and index the basis of imposition to \$615,700"

2024-12-446 Councillor Robert Mercuri files Draft By-law BEAC-117-6 entitled "By-law modifying By-law BEAC-117 concerning the rate of transfer duties applicable to transfers with a basis of imposition exceeding \$589,200 in order to modify the applicable rate and index the basis of imposition to \$615,700" 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*.

40.9 Filing and notice of motion of Draft By-law BEAC-162 entitled "By-law concerning taxes of the City of Beaconsfield for the fiscal year 2025"

2024-12-447 Councillor Roger Moss files Draft By-law BEAC-162 entitled "By-law concerning taxes of the City of Beaconsfield for the fiscal year 2025" 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*.

40.10 Filing and notice of motion of Draft By-law BEAC-163 entitled "By-law to authorize capital expenditures and a loan of \$2,200,000 for the structural rehabilitation work of water mains and for the structural rehabilitation of sanitary sewer pipes"

2024-12-448 Councillor Martin St-Jean files Draft By-law BEAC-163 entitled "By-law to authorize capital expenditures and a loan of \$2,200,000 for the structural rehabilitation work of water mains and for the structural rehabilitation of sanitary sewer pipes" and gives notice of motion of intent to submit for adoption at a subsequent meeting of Council, the said draft, in compliance with the *Cities and Towns Act*.



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40.11 Filing and notice of motion of Draft By-law BEAC- 164 entitled "By-law to authorize capital expenditures and a loan of \$2,650,000 for various works and studies for the improvement of the storm sewer network"

2024-12-449 Councillor Peggy Alexopoulos files Draft By-law BEAC- 164 entitled "By-law to authorize capital expenditures and a loan of \$2,650,000 for various works and studies for the improvement of the storm sewer network" and gives notice of motion of intent to submit for adoption at a subsequent meeting of Council, the said draft, in compliance with the *Cities and Towns Act*.

40.12 Adoption of By-law BEAC-120-1 entitled "By-law modifying By-law BEAC-120 regarding work and landscaping in the municipal right-of-way"

2024-12-450 The City Clerk mentions the by-law's object, and where applicable, the differences between the draft by-law that was filed and the by-law being submitted for passing, the expenditure, the mode of financing, payment and repayment of the expenditure;

It is moved by Councillor Robert Mercuri, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to adopt By-law BEAC-120-1 entitled "By-law modifying By-law BEAC-120 regarding work and landscaping in the municipal right-of-way".

40.13 Adoption of By-law BEAC-161 entitled "By-law on tariffs – January 2025"

2024-12-451 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 David Newell, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to adopt By-law BEAC-161 entitled "By-law on tariffs – January 2025".

VOTES IN FAVOUR:

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

VOTE OPPOSED:

Councillor Peggy Alexopoulos,

THE MOTION IS CARRIED. BY-LAW BEAC-161 ENTITLED "BY-LAW ON TARIFFS – JANUARY 2025" IS ADOPTED.

45. URBAN PLANNING

45.1 Request for minor exemptions for the property located at 200 Beacon Hill

2024-12-452 CONSIDERING THAT a request for minor exemptions was presented to the Planning Advisory Committee meeting held on November 27, 2024, for the property located at 200 Beacon Hill;

CONSIDERING THAT the request for minor exemptions is:

- to allow the unistone to be installed at 0 metres along the side property line and the rear property line, 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;

- to authorize the inground pool to be located at 1.67 metres away from the rear property line, whereas the zoning by-law prescribes a minimum distance of 2 metres away from the rear property line, resulting in a difference of 0.33 metres;



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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 to authorize the inground pool to be located at 1.67 metres away from the rear property line, whereas the zoning by-law prescribes a minimum distance of 2 metres away from the rear property line, resulting in a difference of 0.33 metres;

CONSIDERING the Planning Advisory Committee considers that the conditions listed in By-law BEAC-044 are not fulfilled to allow the unistone to be installed at 0 metres along the side property line and the rear property line, 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 the Planning Advisory Committee considers that the conditions listed in By-law BEAC-044 are not respected, and this because the application of the provisions of the by-law in cause does not create a serious prejudice to the applicant and the acceptance of the application would hinder the owners of the neighbouring immovables in the enjoyment of their right of ownership;

CONSIDERING the recommendation of the Planning Advisory Committee to APPROVE the request for minor exemption to authorize the inground pool to be located at 1.67 metres away from the rear property line, whereas the zoning by-law prescribes a minimum distance of 2 metres away from the rear property line, resulting in a difference of 0.33 metres and to REFUSE the minor exemption request: to authorize allow the unistone to be installed at 0 metres along the side property line and the rear property line, 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;

It is moved by Councillor David Newell, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to APPROVE the request for minor exemption: authorize the inground pool to be located at 1.67 metres away from the rear property line, whereas the zoning by-law prescribes a minimum distance of 2 metres away from the rear property line, resulting in a difference of 0.33 metres and to REFUSE the minor exemptions request to authorize the unistone to be installed at 0 metres along the side property line and the rear property line, 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 200 Beacon Hill.

45.2 Request for a minor exemption for the property located at 209 Evergreen

2024-12-453 CONSIDERING THAT a request for minor exemption was presented to the Planning Advisory Committee meeting held on November 27, 2024, for the property located at 209 Evergreen;

CONSIDERING THAT the request for minor exemption is to authorize that the main building be located at 3.99 metres from the lateral landsite line, whereas the zoning by-law requires a lateral setback of a minimum of 4.5 metres, resulting in an encroachment of 0.51 metres in the lateral 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;



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CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the minor exemption request to authorize that the main building be located at 3.99 metres from the lateral landsite line, whereas the zoning by-law requires a lateral setback of a minimum of 4.5 metres, resulting in an encroachment of 0.51 metres in the lateral setback for the property located at 209 Evergreen;

It is moved by Councillor David Newell, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to APPROVE the request for a minor exemption to authorize that the main building be located at 3.99 metres from the lateral landsite line, whereas the zoning by-law requires a lateral setback of a minimum of 4.5 metres, resulting in an encroachment of 0.51 metres in the lateral setback AND CONDITIONAL on the shed being located 2 metres from the house for the property located at 209 Evergreen.

- 45.3 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 114 Brentwood
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- 2024-12-454 CONSIDERING THAT a building permit application was filed for a new main building 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 permit application;

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents submitted with the building permit application at the November 27, 2024, meeting and is of the opinion that:

- the objective to propose a building with harmonious shapes and volumes is not respected because the criterion on 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;
- the objective to propose sustainable, quality architecture is not respected because the criterion on the exterior cladding materials and architectural components match together, in form, texture and colour are not fulfilled;
- the objective on the construction, extension or modification project respects the character of the place and its dominant characteristics is not respected because the criterion the elements of decoration must be sober and fit in accordance with the architectural characteristics of the sector 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 114 Brentwood;

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 114 Brentwood.

- 45.4 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for a new main building located at 127 Evergreen
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- 2024-12-455 CONSIDERING THAT a building permit application was filed for a new main building located at 127 Evergreen;

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents submitted with the building permit application at the November 27, 2024, meeting and is of the opinion that:



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- the objective to propose a building with harmonious shapes and volumes is not respected because the criterion on 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;

- the objective to propose sustainable, quality architecture is not respected because the criteria on (1) the building is inspired by the dominant architectural styles on that stretch of street 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 a new main building located at 127 Evergreen;

It is moved by Councillor David Newell, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to the building permit application for a new main building located at 127 Evergreen.

45.5 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 130 Jasper

2024-12-456 CONSIDERING THAT a building permit application was filed for a new main building located at 130 Jasper;

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

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents submitted with the building permit application at the November 27, 2024, meeting and is of the opinion that:

- the objective to propose a building with harmonious shapes and volumes is not respected because the criterion on 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;

- the objective to propose sustainable, quality architecture is not respected because the criteria on the building is inspired by the dominant architectural styles on that stretch of street 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 130 Jasper;

It is moved by Councillor David Newell, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to the building permit application for a new main building located at 130 Jasper.

45.6 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 535 Cedar

2024-12-457 CONSIDERING THAT a building permit application was filed for a new main building located at 535 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 submitted with the building permit application at the November 27, 2024, meeting and is of the opinion that:



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- 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;

WHEREAS to comply with these objectives and criteria, the applicant will have to (1) install clay brick only as a material on the main floor, (2) remove the gable on the front porch located on the front façade and (3) install clay brick on the columns;

WHEREAS new plans were submitted on December 3, 2024, which, according to the Planning Advisory Committee, meet the objectives and criteria to be respected;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the SPAIP relating to the building permit application for a new main building located at 535 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 a new main building located at 535 Cedar.

VOTES IN FAVOUR:

Councillors Robert Mercuri, Peggy Alexopoulos

VOTES OPPOSED:

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

THE MOTION IS REFUSED. THE REQUEST FOR THE APPROVAL OF THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME (SPAIP) RELATING TO A BUILDING PERMIT APPLICATION FOR A NEW MAIN BUILDING LOCATED AT 535 CEDAR IS REFUSED.

According to the following reasons:

- 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;

- the objective for the construction project, extension or modification to respect the character of the place and the dominant characteristics is not respected because the criterion on the construction or extension project incorporates the dominant volumetry elements in the sector is not fulfilled;

45.7 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the modification of the facade of the main building located at 136 Florida

2024-12-458 CONSIDERING THAT a building permit application was filed for the modification of the facade of the main building located at 136 Florida;

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 27, 2024, meeting and is of the opinion that:

- the objective to propose sustainable, quality architecture is not respected because the criteria on (1) the main entrance of the building is enhanced by a distinctive architectural composition (e.g., addition of a cornice) and (2) the exterior cladding materials and architectural components match together, in form, texture and colour are not fulfilled;



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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 136 Florida;

It is moved by Councillor David Newell, seconded by Councillor Roger Moss 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 136 Florida.

45.8 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the modification of the facade of the main building located at 136 Hampshire

2024-12-459 CONSIDERING THAT a building permit application was filed for the modification of the facade of the main building located at 136 Hampshire;

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 27, 2024, 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 136 Hampshire;

It is moved by Councillor David Newell, seconded by Councillor Martin St-Jean 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 136 Hampshire.

45.9 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the modification of the facade of a main building located at 564 Chester

2024-12-460 CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 564 Chester;

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 December 16, 2024, 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 564 Chester;

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 564 Chester.

45.10 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the modification of the facade of a main building located at 570 Church



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2024-12-461 CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 570 Church;

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 27, 2024, 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 570 Church;

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 570 Church.

45.11 Request the approval of the Site Planning and Architectural Integration Programme (SPAIP) to carry out backfilling work on the property located at 200 Beacon Hill

2024-12-462 CONSIDERING THAT a request was filed to carry out backfilling work for the property located at 200 Beacon Hill;

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 27, 2024, meeting and is of the opinion that:

- the objective to enhance the natural topography of the land covered by the operations of backfilling or excavation is not respected, because the criteria on (1) the proposed finished grade renews as much as possible existing soil levels prior to the project and (2) where the proposed grades have significant differences with existing grades, these differences must be justified by the constraints of the drainage of the land or adjacent site that preclude the full compliance with the current topography are not fulfilled;

- the objective to minimize impacts on neighbouring properties is not respected, because the criteria (1) finished grades projected along the property boundaries are adjusted to adjacent grade levels and (2) projected finished grades do not increase the amount of storm water directed towards neighbouring properties are not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to the permit application to carry out backfilling work on the property located at 200 Beacon Hill;

It is moved by Councillor David Newell, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to the permit application to carry out backfilling work on the property located at 200 Beacon Hill.

45.12 Acceptance of an amount of \$41,723.00 for park fees to be paid by the owner of lot 1 417 081 (535 Cedar) to the City, according to By-law BEAC-128 concerning contributions for the establishment, maintenance and improvement of parks, playgrounds and natural areas on the City of Beaconsfield's territory

2024-12-463 It is moved by Councillor Martin St-Jean, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to DEFER item 45.12.



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50. HUMAN RESOURCES

50.1 Nomination in view of permanency as Technicien en génie civil et inspecteur to position 5102

2024-12-464 It is moved by Councillor Robert Mercuri, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED that the nomination in view of permanency of Michaël Labrecque as Technicien en génie civil et inspecteur, be approved as of January 27, 2025;

THAT this nomination be subjected to a probation period of six (6) months as stipulated in paragraph 2.01b) of the white collar employees collective agreement;

THAT his salary be established at level 4 of salary group 10 of the white collar employees collective agreement.

51. APPOINTMENT OF ELECTED OFFICIALS

51.1 Appointment of Acting Mayor for the months of January, February, March and April 2025

2024-12-465 It is moved by Councillor Peggy Alexopoulos, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to designate Councillor David Newell as Acting Mayor for the months of January, February, March and April 2025.

53. COMMITTEES

53.1 Minutes of the Planning Advisory Committee meeting of November 27, 2024

2024-12-466 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 27, 2024.

53.2 Minutes of the Environmental Advisory Committee meeting of October 29, 2024

2024-12-467 It is moved by Councillor Roger Moss, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to approve the minutes of the Environmental Advisory Committee meeting of October 29, 2024, CONSIDERING THAT the recommendation on wood heating at item 5 will be analyzed by Council, at a later date, before it is implemented.

53.3 Minutes of the Traffic Advisory Committee meeting of August 16, 2024

2024-12-468 It is moved by Councillor David Newell, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to approve the minutes of the Traffic Advisory Committee meeting of August 16, 2024.

53.4 Minutes of the Traffic Advisory Committee meeting of November 22, 2024

2024-12-469 It is moved by Councillor Martin St-Jean, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED to approve the minutes of the Traffic Advisory Committee meeting of November 22, 2024.

60. GENERAL

60.1 Deposit of the Annual Municipal Action Plan for disabled persons

2024-12-470 Council takes note of the tabling of the Annual Municipal Action Plan for persons with disabilities.



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60.2 Deposit of the register of statements of donations, marks of hospitality or other advantages received by Council members in 2024

2024-12-471 Council takes note of the deposit of the register of statements of donations, marks of hospitality or other advantages received by Council members in 2024.

60.3 Deposit of the statements of pecuniary interests of Council members

2024-12-472 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;

THEREFORE, Council takes note that the statements of pecuniary interests of Mayor Georges Bourelle and of Councillors Dominique Godin, Martin St-Jean, Robert Mercuri, David Newell, Roger Moss and Peggy Alexopoulos have been accepted as presented, in accordance with *An Act respecting elections and referendums in municipalities*.

60.4 Mandate given to Bélanger Sauvé law firm to represent the City of Beaconsfield's interests regarding the private property located at 101 Brentwood

2024-12-473 It is moved by Councillor Dominique Godin, seconded by Councillor Roger Moss and UNANIMOUSLY RESOLVED to mandate Bélanger Sauvé law firm to represent the City of Beaconsfield, for the amount of \$5,000 to be defined, in the legal proceedings for the infractions to sanitation and nuisances for the private property located at 101 Brentwood.

60.5 Mandate given to Bélanger Sauvé law firm to represent the City of Beaconsfield's interests regarding the private property located at 548-550 and 552 Beaconsfield Boulevard

2024-12-474 It is moved by Councillor Robert Mercuri, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED to mandate Bélanger Sauvé law firm to represent the City of Beaconsfield, for the amount of \$5,000 to be defined, in the legal proceedings regarding the infractions for sanitation and nuisances for the private property located at 548-550 and 552 Beaconsfield Boulevard.

70. AGGLOMERATION COUNCIL

70.1 Mayor's report on the decisions made by the Agglomeration Council at its meetings of November 21 and December 12, 2024

2024-12-475 His Honour the Mayor files the report by the Agglomeration's Commission des finances and the minority report of the Association of Suburban Municipalities (ASM). He mentions that the Agglomeration of Montreal has been in deficit since 2017. He explains that the SPVM budget is underestimated and adds that the ASM members disagree with the amounts spent and object to the way in which the quote-part is divided.

80. DIRECTORS REPORTS

80.1 Deposit of the Directors reports



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2024-12-476 Are received and accepted for information purposes:

Urban Planning Department's building report for November 2024;
Municipal Patrol's monthly report for October and November 2024;
Report on live and deferred viewing of Council meetings via webcast;
Report of contracts awarded by mutual agreement over 25 000 \$.

90. NEW BUSINESS

Nil.

95. CLOSING OF MEETING

It is moved by Councillor Robert Mercuri, seconded by Councillor Martin St-Jean and UNANIMOUSLY RESOLVED to close the regular meeting at 9:05 p.m.

MAYOR

CITY CLERK