



Minutes of the Greenfield Park Borough Council's regular meeting held on December 5, 2022 at 7:30 p.m., at the Greenfield Park Borough office, located at 156, Churchill Boulevard, Longueuil, under the presidency of Mr. Sylvain Joly.

Attendees :

Sylvain Joly
Eric Normandin
Susan Rasmussen

Other attendee :

Carole Leroux, Assistant Clerk

1. OPENING

GPA-221205-1.1

OPENING OF THE MEETING

The president recognizes that quorum is met and declares the meeting open.

GPA-221205-1.2

ADOPTION OF THE AGENDA

It is moved that the agenda be adopted as submitted.

UNANIMOUSLY ADOPTED

GPA-221205-1.3

PUBLIC QUESTION PERIOD

A question period is held during which the persons in attendance may submit questions to the members of the Council and the Borough secretary reads out questions sent by the public through the City's website for the present meeting, if such questions have been received.

GPA-221205-1.4**APPROVAL OF THE MINUTES OF THE GREENFIELD PARK BOROUGH COUNCIL'S REGULAR MEETING HELD ON NOVEMBER 8, 2022**

It is moved to approve the minutes of the Greenfield Park Borough Council's regular meeting held on November 8, 2022 at 7: 30 p.m. as submitted.

UNANIMOUSLY ADOPTED

2. ADMINISTRATION AND ORGANIZATION**GPA-221205-2.1****DEPOSIT OF THE MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING HELD ON OCTOBER 20, 2022 (SD-2022-3420)**

The minutes of the Planning Advisory Committee meeting held on October 20, 2022 are hereby deposited.

GPA-221205-2.2**DEPOSIT OF THE DECLARATIONS OF PECUNIARY INTERESTS OF THE GREENFIELD PARK BOROUGH COUNCILLORS**

It is proceeded to the deposit of the declarations of pecuniary interests of the Greenfield Park Borough Councillors.

3. COMMUNICATIONS**4. FINANCES****GPA-221205-4.1****GRANT OF FINANCIAL AID TO GREENFIELD PARK CHRISTMAS BASKET ASSOCIATION (SD-2022-3424)**

It is moved to grant a financial aid in the amount of \$ 1,000, including taxes, if applicable, to Greenfield Park Christmas Basket Association for the preparation and distribution of Christmas baskets during the month of December 2022.

UNANIMOUSLY ADOPTED

GPA-221205-4.2**GRANT OF FINANCIAL AID TO PATINAGE GREENFIELD PARK (SD-2022-3429)**

It is moved to grant a financial aid in the amount of \$ 1,000, including taxes, if applicable, to Patinage Greenfield Park for the continuation of the 2022

end of season activities held at the Cynthia Coull Arena in November and December.

UNANIMOUSLY ADOPTED

GPA-221205-4.3

**GRANT OF FINANCIAL AID TO PATINAGE GREENFIELD PARK
(SD-2022-3425)**

It is moved to grant a financial aid in the amount of \$1,500, including taxes, if applicable, to Patinage Greenfield Park to support the organization to maintain its offer.

UNANIMOUSLY ADOPTED

5. HUMAN RESOURCES

6. GOODS AND SERVICES

7. IMMOVABLE PROPERTY

8. BY-LAWS AND LEGAL AFFAIRS

GPA-221205-8.1

ADOPTION OF BY-LAW GP-2022-153 MODIFYING BY-LAW GP-2004-04 ESTABLISHING THE RATES FOR GOODS, SERVICES AND ACTIVITIES CONCERNING SPORT AND RECREATION, CULTURE AND COMMUNITY LIFE (SD-2022-3426)

WHEREAS the Clerk has mentioned the subject of the By-law;

It is moved to adopt *By-law GP-2022-153 modifying By-law GP-2004-04 establishing the rates for goods, services and activities concerning sport and recreation, culture and community life.*

UNANIMOUSLY ADOPTED

9. TRAFFIC AND TRANSPORTATION

10. TOWN PLANNING AND LAND USE

GPA-221205-10.1

**PERIOD OF INTERVENTION CONCERNING THE MINOR EXEMPTION
FOR 133, JAMES-E.-DAVIS STREET**

In accordance with the procedure provided for in the *Act Respecting Land Use Planning and Development*, and before it rules on the present request, the council invites all interested parties to be heard regarding the request

for a minor exemption for 133, James-E.-Davis Street for a minimum land width of 12,85 meters instead of 15 meters.

No intervention.

GPA-221205-10.2

GRANTING OF A MINOR EXEMPTION TO SUBDIVISION BY-LAW 730 FOR 133, JAMES-E.-DAVIS STREET (SD-2022-3181)

WHEREAS the procedure provided for in the *Act Respecting Land Use Planning and Development*;

WHEREAS the council invited all interested parties to be heard before it rules on the present request;

WHEREAS there was no intervention;

It is moved to grant a minor exemption to *Subdivision By-law 730*, to allow at 133, James-E.-Davis Street, a minimum land width of 12,85 meters instead of 15 meters.

UNANIMOUSLY ADOPTED

GPA-221205-10.3

PERIOD OF INTERVENTION CONCERNING THE MINOR EXEMPTIONS FOR 1406 TO 1422, VICTORIA AVENUE

In accordance with the procedure provided for in *the Act Respecting Land Use Planning and Development*, and before it rules on the present request, the council invites all interested parties to be heard regarding the request for minor exemptions for 1406 to 1422, Victoria Avenue in order to allow :

- a minimum right side margin for the basement of 1.5 meters instead of 3 meters;
- a maximum building height of 13.5 meters instead of 10.5 meters;
- a minimum loading area of 5 meters by 5 meters instead of 3 meters by 9 meters;
- a minimum of 84 parking spaces instead of 98;
- a portion of the building located in the rear margin that does not have a 1.5 meter separation area between the building and the parking areas, even if required by law;
- interior parking spaces with a minimum width of 2.5 meters along the walls and columns instead of 3 meters.

No intervention.

GPA-221205-10.4

GRANTING OF MINOR EXEMPTIONS TO ZONING BY-LAW 728 FOR THE 1406 TO 1422, VICTORIA AVENUE (SD-2022-3192)

WHEREAS the procedure provided for in the *Act Respecting Land Use Planning and Development*;

WHEREAS the council invited all interested parties to be heard before it rules on the present request;

WHEREAS there was no intervention;

It is moved to grant minor exemptions to *Zoning By-law 728*, in order to allow at 1406 to 1422, Victoria Avenue :

- a minimum right side margin for the basement of 1.5 meters instead of 3 meters;
- a maximum building height of 13.5 meters instead of 10.5 meters;
- a minimum loading area of 5 meters by 5 meters instead of 3 meters by 9 meters;
- a minimum of 84 parking spaces instead of 98;
- a portion of the building located in the rear margin that does not have a 1.5 meter separation area between the building and the parking areas, even if required by law;
- interior parking spaces with a minimum width of 2.5 meters along the walls and columns instead of 3 meters.

UNANIMOUSLY ADOPTED

GPA-221205-10.5

APPROVAL OF THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAM REGARDING THE FELLING AND PLANTING OF TREES AND THE CONSTRUCTION OF A SINGLE FAMILY DWELLING LOCATED AT 556, EMPIRE STREET (SD-2022-3418)

It is moved to :

1° approve the Site Planning and Architectural Integration Program regarding the felling of 3 trees more than 20 cm of diameter, the planting of 6 large trees and the construction of a single family dwelling located at 556, Empire Street, as per the report and plans presented to the Planning Advisory Committee on November 9, 2022;

2° require, as a prerequisite for the issuance of the building permit, the deposit of a monetary guarantee in the amount of \$ 20,714 to ensure the complete realization of the planting of trees and of the landscaping, all in accordance with this Site Planning and Architectural Integration Program.

The applicant must file an application for a building permit within 24 months following the adoption of the present resolution, otherwise the resolution and the rights resulting from it become ineffective.

UNANIMOUSLY ADOPTED

GPA-221205-10.6

APPROVAL OF THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAM REGARDING THE FELLING AND PLANTING OF TREES, THE MERGER OF LOTS 2 117 797 AND 2 117 794, THE EXPANSION OF THE BUILDING AND THE GLOBAL SITE PLAN LOCATED AT 1406 TO 1422, VICTORIA AVENUE (SD-2022-3195)

It is moved :

1° to approve the Site Planning and Architectural Integration Program regarding the felling of 6 trees, the planting of 28 large-scale trees, the merger of lots 2 117 797 and 2 117 794, the expansion of the building and

the global site plan located at 1406 to 1422, Victoria Avenue, as per the report and plans presented to the Planning Advisory Committee on October 20, 2022, and the modifications stipulated in the Decisional Summary SD-2022-3195, and all conditional to the granting of the minor exemptions;

2° to require, as a prerequisite for the issuance of the building permit, a monetary guarantee in the amount of \$ 7 250 to ensure the planting of trees, all in accordance with this Site Planning and Architectural Integration Program.

The Planning Advisory Committee members suggest that the snow be kept on the premises and not transported out of the site.

The applicant must file an application for a building permit within 24 months following the adoption of the present resolution, otherwise the resolution and the rights resulting from it become ineffective.

UNANIMOUSLY ADOPTED

11. OTHER AFFAIRS

12. CLOSING

GPA-221205-12.1

INTERVENTION PERIOD OF THE COUNCIL MEMBERS

A period is held during which the Borough Council members intervene in turn.

GPA-221205-12.2

ADJOURNMENT

It is moved to adjourn the meeting, it is 7:55 pm.

UNANIMOUSLY ADOPTED

The President,

The Secretary of the Borough Council,

Sylvain Joly

Véronica Mollica