



Minutes of the Greenfield Park Borough Council's regular meeting held on February 5, 2024 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:**

Véronica Mollica, Principal Counsel and Chief of the Council Meeting Division - Clerk's Office

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**1. OPENING**

**GPA-240205-1.1**

**OPENING OF THE MEETING**

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

**GPA-240205-1.2**

**ADOPTION OF THE AGENDA**

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It is moved that the agenda be adopted as submitted.

UNANIMOUSLY ADOPTED

**GPA-240205-1.3**

**PUBLIC QUESTION PERIOD**

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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-240205-1.4**

**APPROVAL OF THE MINUTES OF THE GREENFIELD PARK  
BOROUGH COUNCIL'S REGULAR MEETING HELD ON  
JANUARY 8, 2024**

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It is moved to approve the minutes of the Greenfield Park Borough Council's regular meeting held on January 8, 2024 at 7:30 pm as submitted.

UNANIMOUSLY ADOPTED

**2. ADMINISTRATION AND ORGANIZATION**

**GPA-240205-2.1**

**DEPOSIT OF THE MINUTES OF THE PLANNING ADVISORY  
COMMITTEE MEETING HELD ON DECEMBER 5, 2023 (SD-2024-0112)**

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The minutes of the Planning Advisory Committee meeting held on December 5, 2023 are hereby deposited.

**3. COMMUNICATIONS**

**4. FINANCES**

**GPA-240205-4.1**

**DEPOSIT OF THE REPORT OF THE AUTHORIZATION OF  
EXPENDITURES GRANTED UNDER A DELEGATION (SD-2024-0248)**

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The report of the authorization of expenditures granted under a delegation within the Borough's field of competencies for the period of December 11, 2023 to January 21, 2024, is hereby deposited.

**5. HUMAN RESOURCES**

**6. GOODS AND SERVICES**

**7. IMMOVABLE PROPERTY**

**8. BY-LAWS AND LEGAL AFFAIRS**

**GPA-240205-8.1****REQUEST TO THE MINISTER OF MUNICIPAL AFFAIRS TO GRANT AN ADDITIONAL DELAY FOR THE ADOPTION OF ANY BY-LAW ENSURING COMPLIANCE OF ITS URBAN PLANNING BY-LAWS TO THE LAND USE AND DEVELOPMENT PLAN OF THE LONGUEUIL AGGLOMERATION AND TO THE REVISED URBAN PLAN OF THE CITY OF LONGUEUIL (SD-2024-0138)**

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It is proposed to ask the Minister of Municipal Affairs to grant to the Borough of Greenfield Park a new deadline until December 31, 2024, to adopt any by-law ensuring compliance of its urban planning By-laws to *By-law CA-2016-255 revising the Land Use and Development Plan of the Longueuil Agglomeration* and to *By-law CO-2021-1155 concerning the Revised Urban Plan of the City of Longueuil*, including through a replacement By-law.

UNANIMOUSLY ADOPTED

**9. TRAFFIC AND TRANSPORTATION****10. TOWN PLANNING AND LAND USE****GPA-240205-10.1****PERIOD OF INTERVENTION CONCERNING THE MINOR EXEMPTION FOR 51, TISSEUR STREET (SD-2023-3829)**

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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 51, Tisseur Street in order to allow an average minimum lot depth of 24.28 meters instead of an average depth of 30 meters for a single-family dwelling with an isolated structure.

**GPA-240205-10.2****GRANTING OF A MINOR EXEMPTION TO SUBDIVISION BY-LAW 730 FOR 51, TISSEUR STREET (SD-2023-3829)**

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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 51, Tisseur Street, an average minimum lot depth of 24.28 meters instead of an average depth of 30 meters for a single-family dwelling with an isolated structure.

UNANIMOUSLY ADOPTED

**GPA-240205-10.3****PERIOD OF INTERVENTION CONCERNING THE MINOR EXEMPTIONS  
FOR 47, TISSEUR STREET (SD-2024-0101)**

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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 47, Tisseur Street in order to allow:

- a minimum front margin of 4.60 meters instead of 6 meters;
- a minimum rear margin of 7.80 meters instead of 9 meters;
- a lot with an average minimum depth of 24.28 meters instead of an average depth of 30 meters for a single-family dwelling with an isolated structure;
- a lot with a minimum area of 422 square meters instead of 465 square meters for a single-family dwelling with an isolated structure.

**GPA-240205-10.4****GRANTING OF MINOR EXEMPTIONS TO ZONING BY-LAW 728 AND  
SUBDIVISION BY-LAW 730 FOR 47, TISSEUR STREET (SD-2024-0101)**

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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* and *Subdivision By-law 730*, in order to allow at 47, Tisseur Street:

1° concerning *Zoning By-law 728*:

- a minimum front margin of 4.60 meters instead of 6 meters;
- a minimum rear margin of 7.80 meters instead of 9 meters;

2° concerning *Subdivision By-law 730*:

- a lot with an average minimum depth of 24.28 meters instead of an average depth of 30 meters for a single-family dwelling with an isolated structure;
- a lot with a minimum area of 422 square meters instead of 465 square meters for a single-family dwelling with an isolated structure.

UNANIMOUSLY ADOPTED

**GPA-240205-10.5****APPROVAL OF THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAM REGARDING THE PLANTING OF TREES, A CADASTRAL OPERATION AND THE CONSTRUCTION OF A SINGLE-FAMILY DWELLING WITH AN ISOLATED STRUCTURE LOCATED AT THE FUTUR 47, TISSEUR STREET (SD-2024-0102)**

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It is moved to:

1° approve the Site Planning and Architectural Integration Program regarding the planting of four trees, a cadastral operation and the construction of a single-family dwelling with an isolated structure located at the futur 47, Tisseur Street, as per the report and plans presented to the Planning Advisory Committee on January 12, 2024;

2° require, as a prerequisite for the issuance of the building permit, the deposit of an irrevocable monetary guarantee in the amount of 7 323 \$ to ensure the complete realization of the conservation and tree planting work, as well as the complete realization of landscaping, all in accordance with this Site Planning and Architectural Integration Program.

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

All conditional on the granting of minor exemptions.

UNANIMOUSLY ADOPTED

**GPA-240205-10.6****PERIOD OF INTERVENTION CONCERNING THE MINOR EXEMPTION FOR 528, FAIRFIELD STREET (SD-2024-0107)**

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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 528, Fairfield Street in order to allow a minimum secondary front margin of 4.80 meters instead of 6 meters.

**GPA-240205-10.7****GRANTING OF A MINOR EXEMPTION TO ZONING BY-LAW 728 FOR 528, FAIRFIELD STREET (SD-2024-0107)**

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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 *Zoning By-law 728*, in order to allow at 528, Fairfield Street, a minimum secondary front margin of 4.80 meters instead of 6 meters.

UNANIMOUSLY ADOPTED

**GPA-240205-10.8**

**APPROVAL OF THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAM REGARDING THE LATERAL AND REAR EXPANSION OF THE SINGLE-FAMILY RESIDENCE OF CONTIGUOUS STRUCTURE LOCATED AT 528, FAIRFIELD STREET (SD-2024-0108)**

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It is moved to approve the Site Planning and Architectural Integration Program regarding the lateral and rear expansion of the single-family residence of contiguous structure located at 528, Fairfield Street, as per the report and plans presented to the Planning Advisory Committee on January 12, 2024.

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

All conditional on the granting of the minor exemption.

UNANIMOUSLY ADOPTED

**GPA-240205-10.9**

**APPROVAL OF THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAM REGARDING THE MODIFICATION OF THE FACADES AND THE EXPANSION OF A SINGLE-FAMILY DWELLING OF AN ISOLATED STRUCTURE AT 30, MORLEY STREET (SD-2024-0111)**

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It is moved to approve the Site Planning and Architectural Integration Program regarding the modification of the facades and the expansion of a single-family dwelling of an isolated structure at 30, Morley Street, as per the report and plans presented to the Planning Advisory Committee on January 12, 2024.

The applicant must file their application for 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-240205-12.1**

### **INTERVENTION PERIOD OF THE COUNCIL MEMBERS**

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

## **GPA-240205-12.2**

### **ADJOURNMENT**

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It is moved to adjourn the meeting, it is 7:54 pm.

UNANIMOUSLY ADOPTED

The President,

The Secretary of the Borough Council,

Sylvain Joly

Véronica Mollica