



Minutes of the Greenfield Park Borough Council's regular meeting held on October 7, 2024, at 7:30 p.m., at the Greenfield Park Borough office, located at 156, Churchill Boulevard, Longueuil, under the presidency of Sylvain Joly.

Attendees:

Sylvain Joly
Eric Normandin
Susan Rasmussen

Other attendee:

Carole Leroux, Assistant Clerk

1. OPENING

GPA-241007-1.1

OPENING OF THE MEETING

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

GPA-241007-1.2

ADOPTION OF THE AGENDA

It is moved by Sylvain Joly, seconded by Susan Rasmussen to adopt the agenda with the removal of the point GPA-241007-10.7 entitled *Approval of the Site Planning and Architectural Integration Program regarding the planting of trees, a cadastral operation and the construction of a multi-storey parking lot, located at the future 320, chemin Saint-Charles.*

UNANIMOUSLY ADOPTED

GPA-241007-1.3

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-241007-1.4

APPROVAL OF THE MINUTES OF THE GREENFIELD PARK BOROUGH COUNCIL'S REGULAR MEETING HELD ON SEPTEMBER 9TH, 2024

It is moved to approve the minutes of the Greenfield Park Borough Council's regular meeting held on September 9th, 2024 at 7:30 pm as submitted.

UNANIMOUSLY ADOPTED

2. ADMINISTRATION AND ORGANIZATION

GPA-241007-2.1

DEPOSIT OF THE MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING HELD ON SEPTEMBER 4TH, 2024 (SD-2024-2547)

The minutes of the Planning Advisory Committee meeting held on September 4th, 2024 are hereby deposited.

GPA-241007-2.2

DEPOSIT OF RESOLUTION CE-240925-2.1 OF THE EXECUTIVE COMMITTEE CONCERNING RECOMMENDATION CDS-2024-003 OF THE COMMITTEE ON SOCIAL DEVELOPMENT AND RELATIONS WITH CITIZENS AND APPROVAL OF THIS RECOMMENDATION (SD-2024-2570)

It is moved:

- 1° to acknowledge receipt of resolution CE-240925-2.1 of the Executive Committee entitled *Deposit of recommendation CDS-2024-003 of the Committee on Social Development and Relations with Citizens*;
- 2° to approve recommendation CDS-2024-003 of the Committee on Social Development and Relations with Citizens, which recommends the adoption of the Recognition and Support Policy for Organizations.

Susan Rasmussen, seconded by Sylvain Joly, requests a vote on this motion.

The president calls for the vote on this motion.

Votes in favor of this motion: Eric Normandin and Sylvain Joly.

Votes against this motion: Susan Rasmussen.

Votes in favor: 2 Votes against: 1

ADOPTED BY MAJORITY

3. COMMUNICATIONS

4. FINANCES**5. HUMAN RESOURCES****6. GOODS AND SERVICES****7. IMMOVABLE PROPERTY****8. BY-LAWS AND LEGAL AFFAIRS****9. TRAFFIC AND TRANSPORTATION****10. TOWN PLANNING AND LAND USE****GPA-241007-10.1****PERIOD OF INTERVENTION CONCERNING THE MINOR EXEMPTION
FOR 297, LAWRENCE STREET SUITES 101, 102 AND 103
(SD-2024-2287)**

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 297, Lawrence Street suites 101, 102 and 103 in order to allow:

- a commercial space with a minimum floor area of 14 square meters instead of 40 (suite 101);
- a commercial space with a minimum floor area of 38 square meters instead of 40 (suite 102);
- a commercial space with a minimum floor area of 27.5 square meters instead of 40 (suite 103).

GPA-241007-10.2**GRANTING OF A MINOR EXEMPTION TO ZONING BY-LAW 728 FOR
297, LAWRENCE STREET SUITES 101, 102 AND 103 (SD-2024-2287)**

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 297, Lawrence Street suites 101, 102 and 103:

- a commercial unit with a minimum floor area of 14 square meters instead of 40 (suite 101);
- a commercial unit with a minimum floor area of 38 square meters instead of 40 (suite 102);
- a commercial unit with a minimum floor area of 27.5 square meters instead of 40 (suite 103).

UNANIMOUSLY ADOPTED

GPA-241007-10.3

PERIOD OF INTERVENTION CONCERNING THE MINOR EXEMPTION FOR THE 101, KING-EDWARD STREET (SD-2024-2462)

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 101, King-Edward Street in order to allow a driveway for a parking area with a maximum width of 8.70 meters instead of 7.5.

GPA-241007-10.4

REFUSAL OF A MINOR EXEMPTION TO ZONING BY-LAW 728 FOR THE 101, KING-EDWARD STREET (SD-2024-2462)

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 refuse a minor exemption to *Zoning By-law 728*, that would allow at 101, King-Edward Street, a driveway for a parking area with a maximum width of 8.70 meters instead of 7.5.

UNANIMOUSLY ADOPTED

GPA-241007-10.5

APPROVAL OF THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAM REGARDING THE EXPANSION OF A PARKING AREA ENCROACHING BY A MAXIMUM OF 5.25 METERS IN FRONT OF THE FRONT FACADE OF THE BUILDING LOCATED AT 150, KIPPS STREET (SD-2024-2464)

It is moved to approve the Site Planning and Architectural Integration Program regarding the expansion of a parking area encroaching by a maximum of 5.25 meters in front of the front facade of the building located at 150, Kipps Street, as per the report and plans presented to the Planning Advisory Committee on September 4th, 2024.

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

UNANIMOUSLY ADOPTED

GPA-241007-10.6

APPROVAL OF THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAM REGARDING THE PLANTING OF TREES AND THE CONSTRUCTION OF A SINGLE-FAMILY DWELLING LOCATED AT THE FUTURE 757, DEVEY STREET (LOT 6 579 150) (SD-2024-2479)

It is moved to:

1° approve the Site Planning and Architectural Integration Program regarding the planting of two trees, including a large-scale tree located in the front margin and the construction of a detached single-family dwelling located at the future 757, Devey Street (lot 6 579 150), as per the report and plans presented to the Planning Advisory Committee on September 4th, 2024;

2° require, as a prerequisite for the issuance of the building permit, the deposit of an irrevocable monetary guarantee in the amount of \$ 6 473 to ensure the complete realization of the tree planting work, as well as the complete realization of the 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.

UNANIMOUSLY ADOPTED

GPA-241007-10.7

APPROVAL OF THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAM REGARDING THE PLANTING OF TREES, A CADASTRAL OPERATION AND THE CONSTRUCTION OF A MULTI-STOREY PARKING LOT, LOCATED AT THE FUTURE 320, CHEMIN SAINT-CHARLES (SD-2024-2600)

REMOVED

GPA-241007-10.8

APPROVAL OF THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAM REGARDING THE APPROVAL OF THE COMPREHENSIVE DISPLAY PLAN FOR THE SIGNS LOCATED AT 3810-3860, TASCHEREAU BOULEVARD (SD-2024-2465)

It is moved to approve the Site Planning and Architectural Integration Program regarding the Comprehensive Display Plan for the identification signs located at 3810-3860, Taschereau Boulevard, as per the report and plans presented to the Planning Advisory Committee on September 4th, 2024.

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

This resolution replaces resolution GP-130107-13.

UNANIMOUSLY ADOPTED

11. OTHER AFFAIRS

12. CLOSING

GPA-241007-12.1

INTERVENTION PERIOD OF THE COUNCIL MEMBERS

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

GPA-241007-12.2

ADJOURNMENT

It is moved to adjourn the meeting, it is 7:50 pm.

UNANIMOUSLY ADOPTED

The President,

The Secretary of the Borough Council,

Sylvain Joly

Véronica Mollica