



Minutes of the Greenfield Park Borough Council's regular meeting held on December 2nd, 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-241202-1.1

OPENING OF THE MEETING

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

GPA-241202-1.2

ADOPTION OF THE AGENDA

It is moved that the agenda be adopted as submitted.

UNANIMOUSLY ADOPTED

GPA-241202-1.3

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.

Wayne Smith intervenes with regards to the fact that Greenfield Park Christmas baskets and the Parish Sainte-Marguerite-Bourgeoys do not unite their efforts during the Christmas food drive and he deposits a document concerning the Sainte-Marguerite-Bourgeoys Christmas food drive.

GPA-241202-1.4**APPROVAL OF THE MINUTES OF THE GREENFIELD PARK BOROUGH COUNCIL'S REGULAR MEETING HELD ON NOVEMBER 4TH, 2024**

It is moved to approve the minutes of the Greenfield Park Borough Council's regular meeting held on November 4th, 2024 at 7:30 pm as submitted.

UNANIMOUSLY ADOPTED

2. ADMINISTRATION AND ORGANIZATION**GPA-241202-2.1****DEPOSIT OF THE MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING HELD ON OCTOBER 30TH, 2024 (SD-2024-2901)**

The minutes of the Planning Advisory Committee meeting held on October 30th, 2024 are hereby deposited.

GPA-241202-2.2**DEPOSIT OF THE DECLARATIONS OF PECUNIARY INTERESTS OF THE GREENFIELD PARK BOROUGH COUNCILLORS**

CONSIDERING section 357 and 358 of the *Act Respecting Elections and Referendums in Municipalities* (L.R.Q., c. E-2.2);

It is proceeded to the deposit of the declarations of pecuniary interests of Susan Rasmussen and Eric Normandin, the latter being remitted to the assistant clerk just before the opening of the meeting.

GPA-241202-2.3**RECOGNITION AND ACCREDITATION OF LÉGION ROYALE CANADIENNE SUCC. 94, GREENFIELD PARK (SD-2024-2396)**

It is moved:

1° to recognize and accredit Légion Royale Canadienne succ. 94, Greenfield Park as a regional organization;

2° to authorize the Direction of Culture, Sport and Community Development to provide the support and services needed to the organization according to the administrative procedures in place.

UNANIMOUSLY ADOPTED

3. COMMUNICATIONS

4. FINANCES

GPA-241202-4.1

DEPOSIT OF THE REPORT OF THE AUTHORIZATION OF EXPENDITURES GRANTED UNDER A DELEGATION (SD-2024-2277)

The report of the authorization of expenditures granted under a delegation within the Borough's field of competencies for the period of June 17th, 2024 to July 28th, 2024, is hereby deposited.

GPA-241202-4.2

DEPOSIT OF THE REPORT OF THE AUTHORIZATION OF EXPENDITURES GRANTED UNDER A DELEGATION (SD-2024-2440)

The report of the authorization of expenditures granted under a delegation within the Borough's field of competencies for the period of July 29th to August 25th, 2024, is hereby deposited.

GPA-241202-4.3

DEPOSIT OF THE REPORT OF THE AUTHORIZATION OF EXPENDITURES GRANTED UNDER A DELEGATION (SD-2024-2637)

The report of the authorization of expenditures granted under a delegation within the Borough's field of competencies for the period of August 26th to September 22nd, 2024, is hereby deposited.

GPA-241202-4.4

DEPOSIT OF THE REPORT OF THE AUTHORIZATION OF EXPENDITURES GRANTED UNDER A DELEGATION (SD-2024-2852)

The report of the authorization of expenditures granted under a delegation within the Borough's field of competencies for the period of September 23rd to October 20th, 2024, is hereby deposited.

GPA-241202-4.5

GRANT OF FINANCIAL AID TO THE ASSOCIATION DU PANIER DE NOËL DE GREENFIELD PARK (SD-2024-3052)

It is moved to grant a financial aid in the amount of \$ 1 250, including taxes, if applicable, to the Association du panier de Noël de Greenfield Park in order to support their holiday activities for 2024 in Greenfield Park.

UNANIMOUSLY ADOPTED

GPA-241202-4.6**GRANT OF FINANCIAL AID TO LÉGION ROYALE CANADIENNE
SUCC. 94, GREENFIELD PARK (SD-2024-3074)**

It is moved to grant a financial aid in the amount of \$ 1 250, including taxes, if applicable, to Légion Royale Canadienne succ. 94, Greenfield Park in order to support holiday activities to be held during the 2024 holiday season in Greenfield Park.

UNANIMOUSLY ADOPTED

GPA-241202-4.7**GRANT OF FINANCIAL AID TO SOUTIEN SPÉCIALISÉ AUX
RESSOURCES COMMUNAUTAIRES (SSARC) (SD-2024-3076)**

It is moved to grant a financial aid in the amount of \$ 1 250, including taxes, if applicable, to Soutien Spécialisé aux Ressources Communautaires (SSARC) to support their holiday activities 2024 in Greenfield Park.

UNANIMOUSLY ADOPTED

GPA-241202-4.8**GRANT OF FINANCIAL AID TO MAISON INTERNATIONALE DE LA
RIVE-SUD, AS TRUSTEE OF CENTRE COMMUNAUTAIRE DE
GREENFIELD PARK (SD-2024-3077)**

It is moved to grant a financial aid in the amount of \$ 1 250, including taxes, if applicable, to Maison internationale de la Rive-Sud, as trustee of Centre communautaire de Greenfield Park, to support their holiday activities for 2024 in Greenfield Park.

UNANIMOUSLY ADOPTED

5. HUMAN RESOURCES**6. GOODS AND SERVICES****7. IMMOVABLE PROPERTY****8. BY-LAWS AND LEGAL AFFAIRS**

GPA-241202-8.1

ADOPTION OF BY-LAW GP-2024-162 RELATING TO URBAN PLANNING IN ORDER TO REPLACE ZONING BY-LAW 728, SUBDIVISION BY-LAW 730, BY-LAW 705 REQUIRING THE PRODUCTION OF A COMPREHENSIVE DEVELOPMENT PROGRAM, BY-LAW GP-2008-23 ON MINOR EXEMPTIONS, BY-LAW GP-2003-03 RELATING TO SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS AND REPEALING BY-LAW 696 AND ITS AMENDMENTS AND BY-LAW GP-2017-112 REGARDING SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSALS FOR AN IMMOVABLE (SD-2024-3145)

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

WHEREAS the Assistant Clerk has mentioned the changes between the submitted draft and the By-law submitted for adoption;

It is moved to adopt *By-law GP-2024-162 relating to urban planning* in order to replace *Zoning By-law 728, Subdivision By-law 730, By-law 705 requiring the production of a Comprehensive Development Program, By-law GP-2008-23 on minor exemptions, By-law GP-2003-03 relating to Site Planning and Architectural Integration Programs and repealing By-law 696 and its amendments and By-law GP-2017-112 regarding specific construction, alteration or occupancy proposals for an immovable.*

UNANIMOUSLY ADOPTED

GPA-241202-8.2

ADOPTION OF BY-LAW GP-2024-164 MODIFYING BY-LAW GP-2008-13 CONCERNING APPLICABLE RATES FOR TOWN PLANNING SERVICES (SD-2024-3004)

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

WHEREAS the Assistant Clerk has mentioned the changes between the submitted project and the by-law submitted for adoption;

It is moved to adopt *By-law GP-2024-164 modifying By-law GP-2008-13 concerning applicable rates for town planning services.*

UNANIMOUSLY ADOPTED

GPA-241202-8.3

NOTICE OF MOTION FOR A BY-LAW MODIFYING BY-LAW GP-2004-04 ESTABLISHING THE RATES FOR GOODS, SERVICES AND ACTIVITIES CONCERNING SPORT AND RECREATION, CULTURE AND COMMUNITY LIFE (SD-2024-2992)

Sylvain Joly gives a notice of motion that a By-law modifying *By-law GP-2004-04 establishing the rates for goods, services and activities concerning sport and recreation, culture and community life* will be deposited.

GPA-241202-8.4**DEPOSIT OF DRAFT BY-LAW GP-2024-163 MODIFYING BY-LAW GP-2004-04 ESTABLISHING THE RATES FOR GOODS, SERVICES AND ACTIVITIES CONCERNING SPORT AND RECREATION, CULTURE AND COMMUNITY LIFE (SD-2024-2992)**

Sylvain Joly deposits the draft *By-law GP-2024-163 modifying By-law GP-2004-04 establishing the rates for goods, services and activities concerning sport and recreation, culture and community life*.

GPA-241202-8.5**NOTICE OF MOTION FOR A BY-LAW ESTABLISHING THE RATES FOR GOODS, SERVICES AND ACTIVITIES CONCERNING SPORT AND RECREATION, CULTURE AND COMMUNITY LIFE (SD-2024-2845)**

Sylvain Joly gives a notice of motion that a By-law establishing the rates for goods, services and activities concerning sport and recreation, culture and community life will be deposited.

GPA-241202-8.6**DEPOSIT OF DRAFT BY-LAW GP-2024-165 ESTABLISHING THE RATES FOR GOODS, SERVICES AND ACTIVITIES CONCERNING SPORT AND RECREATION, CULTURE AND COMMUNITY LIFE (SD-2024-2845)**

Sylvain Joly deposits the draft *By-law GP-2024-165 establishing the rates for goods, services and activities concerning sport and recreation, culture and community life*.

GPA-241202-8.7**NOTICE OF MOTION FOR A BY-LAW CONCERNING INCENTIVE ZONING (SD-2024-3113)**

Sylvain Joly gives a notice of motion that a By-law concerning incentive zoning will be presented.

GPA-241202-8.8**ADOPTION OF DRAFT BY-LAW GP-2024-166 CONCERNING INCENTIVE ZONING (SD-2024-3113)**

It is moved:

1° to adopt the draft *By-law GP-2024-166 concerning incentive zoning*;

2° to delegate the power to set the date, time and place of the Public Consultation Meeting to the Clerk.

UNANIMOUSLY ADOPTED

9. TRAFFIC AND TRANSPORTATION

10. TOWN PLANNING AND LAND USE

GPA-241202-10.1

ADOPTION OF THE DRAFT RESOLUTION GRANTING THE APPLICATION FOR THE SPECIFIC PROPOSAL PPGP-2024-01 IN ORDER TO AUTHORIZE THE EXPANSION OF A HIGH SCHOOL LOCATED AT 346, HUBERT STREET (LOT 2 118 132) (SD-2024-2899)

It is moved:

1° to adopt the draft resolution granting the application for the *Specific Proposal PPGP-2024-01 in order to authorize the expansion of a high school located at 346, Hubert Street (Lot 2 118 132)*, according to *By-Law GP-2017-112 regarding specific construction, alteration or occupancy proposals for an immovable* and the document attached to the present resolution, which forms an integral part of it as if it were here reproduced;

2° to delegate the power to set the date, time and place of the Public Consultation meeting to the Clerk.

UNANIMOUSLY ADOPTED

GPA-241202-10.2

PERIOD OF INTERVENTION CONCERNING THE MINOR EXEMPTION FOR THE 115, 117, 119, FAIRFIELD STREET AND THE 225, SAINT-CHARLES ROAD (SD-2024-2891)

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 115, 117, 119, Fairfield Street and 225, Saint-Charles Road in order to allow an exterior staircase giving access to a higher floor than the ground floor in the side margin instead of in the rear margin.

GPA-241202-10.3

GRANTING OF A MINOR EXEMPTION TO ZONING BY-LAW 728 FOR THE 115, 117, 119, FAIRFIELD STREET AND THE 225, SAINT-CHARLES ROAD (SD-2024-2891)

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 115, 117, 119, Fairfield Street and 225, Saint-Charles Road, an exterior staircase giving access to a higher floor than the ground floor in the side margin instead of in the rear margin.

UNANIMOUSLY ADOPTED

GPA-241202-10.4**PERIOD OF INTERVENTION CONCERNING THE MINOR EXEMPTION FOR 550, SPRINGFIELD STREET (SD-2024-2892)**

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 550, Springfield Street in order to allow:

- a minimum rear margin of 8.49 meters instead of 9 meters;
- a gallery on the left side margin located at a minimum distance of 1.28 meters from a property line instead of 1.50 meters.

GPA-241202-10.5**GRANTING OF A MINOR EXEMPTION TO ZONING BY-LAW 728 FOR 550, SPRINGFIELD STREET (SD-2024-2892)**

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 550, Springfield Street:

- a minimum rear margin of 8.49 meters instead of 9 meters;
- a gallery on the left side margin located at a minimum distance of 1.28 meters from a property line instead of 1.50 meters.

UNANIMOUSLY ADOPTED

GPA-241202-10.6**PERIOD OF INTERVENTION CONCERNING THE MINOR EXEMPTION FOR THE 997, JUDE STREET (SD-2024-2893)**

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 997, Jude Street in order to allow a detached garage with a maximum surface area of 53 square meters instead of 50 square meters.

GPA-241202-10.7**GRANTING OF A MINOR EXEMPTION TO ZONING BY-LAW 728 FOR THE 997, JUDE STREET (SD-2024-2893)**

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 997, Jude Street, a detached garage with a maximum surface area of 53 square meters instead of 50 square meters, for a detached single-family dwelling.

UNANIMOUSLY ADOPTED

GPA-241202-10.8

APPROVAL OF THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAM REGARDING THE FELLING AND THE PLANTING OF TREES FOR THE EXPANSION OF A SINGLE-FAMILY DWELLING LOCATED AT 532, MILES STREET (SD-2024-2894)

It is moved to:

1° approve the Site Planning and Architectural Integration Program regarding the felling of a tree over 20 cm and the planting of two trees for the expansion of a detached single-family dwelling located at 532, Miles Street, as per the report and plans presented to the Planning Advisory Committee on October 30th, 2024;

2° require, as a prerequisite for the issuance of the building permit, the deposit of an irrevocable monetary guarantee in the amount of \$ 750 to ensure the complete realization of the conservation and planting of trees, 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 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-241202-10.9

APPROVAL OF THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAM REGARDING THE PLANTING OF TREES AND THE CONSTRUCTION OF A SINGLE-FAMILY DWELLING LOCATED AT 225, MURRAY STREET (SD-2024-2897)

It is moved to:

1° approve the Site Planning and Architectural Integration Program regarding the planting of five large-scale trees, including two in the front margin, and the construction of a detached single-family dwelling located at 225, Murray Street, as per the report and plans presented to the Planning Advisory Committee on October 30th, 2024;

2° require, as a prerequisite for the issuance of the building permit, the deposit of an irrevocable monetary guarantee in the amount of \$ 13 450 to ensure the complete realization of the conservation and planting of trees, 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-241202-10.10

APPROVAL OF THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAM REGARDING THE EXPANSION OF A HIGH SCHOOL AND THE REDEVELOPMENT OF THE LAND LOCATED AT 346, HUBERT STREET (SD-2024-2898)

It is moved to approve the Site Planning and Architectural Integration Program regarding the expansion of a high school and the redevelopment of the land located at 346, Hubert Street, as per the report and plans presented to the Planning Advisory Committee on October 30th, 2024.

All is conditional to the coming into force of the Specific Construction, Alteration or Occupancy Proposal for an Immovable PPGP-2024-01.

UNANIMOUSLY ADOPTED

11. OTHER AFFAIRS

12. CLOSING

GPA-241202-12.1

INTERVENTION PERIOD OF THE COUNCIL MEMBERS

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

GPA-241202-12.2

ADJOURNMENT

It is moved to adjourn the meeting, it is 8:42 pm.

UNANIMOUSLY ADOPTED

The President,

The Secretary of the Borough Council,

Sylvain Joly

Véronica Mollica