



NOTICE TO RESIDENTS (Elmwood and Pacific sector) BOISÉ PEARSON DEVELOPMENT PROJECT – Site preparations

THE PROJET

The Village of Senneville would like to inform the population of details relating to the Boisé Pearson Development project, for which site preparations are planned to commence this month, and the construction of the municipal services is planned to take place between June – August of this year. The intention of this communication is to provide awareness of several important elements concerning this project and how they will affect daily movements over the upcoming period of time.

We would also like to emphasize that the collaboration between all stakeholders—namely the Village of Senneville, école secondaire Saint-Georges, the City of Saint-Anne-de-Bellevue and the developer and all its subcontractors—was exemplary.

A BRIEF SUMMARY

After many years of ongoing planning in February 2020, the owner of lot 1 977 164 (Boisé Pearson) submitted a request for a cadastral operation permit for: 1) the creation of seven (7) residential use lots for single-family dwellings in compliance with urban planning regulations; and 2) the creation of a new public road connected to Rue Ste-Anne. As a result of the evaluations and recommendations all approved by the municipal Council, the subdivision permit and infrastructure agreement, for which all work will be undertaken and paid for by the developer, has been put in place to advance this project, the details of which are explored in detail in the Appendix. It is important to note that the infrastructure conception and construction plans include great improvements to the security and safety of vehicles passing and entering école secondaire Saint-Georges on Rue Ste-Anne.

In parallel with the development of the infrastructure plans, Senneville received a request from the City of Sainte-Anne-de-Bellevue to correct a territory irregularity for the respective municipalities' rights-of-way involving a portion of Boul. des Anciens-Combattants and the portion of Rue Ste-Anne in front of école secondaire St-Georges. (This irregularity was generated when the MTQ constructed a direct link between Highway 20 and Highway 40, abolishing a portion of Chemin Sainte-Marie and creating Boul. des Anciens-Combattants. The final survey of the boulevard slightly modified parcels of lots between Senneville and Sainte-Anne-de-Bellevue, which were never formally corrected by the Ministry. Discussions with the City of Sainte-Anne-de-Bellevue regarding the corrections have been ongoing since 2015 and an agreement in principle was reached in November 2020 to rectify this anomaly.) As a result of the corrections and exchanges, the City of Sainte-Anne-de-Bellevue will be compensated, in full by the developer, with a sum of \$112,000 in lieu of reimbursement for asphalt repairs and roadwork expenses for the section of Rue Ste-Anne (fronting école secondaire Saint-Georges and carried out in 2016), Resolution 2020-11-293.

Regarding the new public road, Council adopted resolution 2021-02-344 requesting the Commission de Toponymie du Québec to name the new street of the development project "Pearson Avenue," which was accepted. Once the formalities of the transfer of municipal rights of way are finalized with the City of Sainte-Anne-de-Bellevue, the sector of Rue Ste-Anne fronting the high school will also be renamed "Pearson Avenue."

The subdivision permit was issued in February 2022 once terms for the project were concluded, including the municipal infrastructure agreement (road and infrastructure), and other necessary authorizations were received. The construction work timeline has been drafted and various actions have been determined to manage the project in accordance with the infrastructure agreement approved by Council.

The developer has launched a call for tenders for the construction work related to municipal services expected to take place between June and August of this year. Once concluded, further details will be communicated regarding the selected contractor as well the exact timeline of the work.

Meanwhile, the developer has received formal authorization from the municipality to commence site preparation work for construction. The preparation period is planned to take place over the next few weeks and will be completed by April 15, weather permitting. Construction survey pickets identifying the subjected area were installed last summer.

REALIZATION OF THE WORK

Site Preparation: The preparatory work consists of clearing the right-of-way for the proposed street, establishing an access to the construction site with a temporary parking area for the workers, and the installation of the required barriers and protection measures before starting the excavation work. The preparation work, in conformity with the regulations, will be overseen, onsite, by the site manager, the forest engineer and the municipal inspector.

Municipal services construction work: The work consists of extending Rue Sainte-Anne in order to serve seven new residential lots with sanitary sewer services, water services for drinking water and fire protection, as well as buried utilities for electricity and communications.

School parking lot: The work consists of redesigning the cul-de-sac on Rue Sainte-Anne with the construction of a traffic circle that will allow for the integration of both the new access to the school parking lot and the extension of the street to the seven new residential lots. Parents will be able to maneuver their cars more easily with this new traffic circle.

WORK SCHEDULE

The site preparation work will take place through April 15, 2022 (weather permitting).

Construction work is planned to take place this summer between June – August 2022.

Residential construction will only commence once the infrastructure is terminated, and the permit processing is duly compliant and completed. [Certificat and permit request \(villagesenneville.qc.ca\)](https://www.villagesenneville.qc.ca)

CALMING MEASURES

- The contractor will ensure that the residents, students and school staff have access to the entrances.
- Waste collection will not be disturbed.
- To preserve the tranquility of the neighbourhood, the execution of construction, alteration, repair or demolition of a building, and the demolition of a building, the delivery of materials and other work is prohibited: (a) Monday to Friday from 7:00 p.m. to 7:00 a.m.; (b) Saturday before 8:00 a.m. and after 6:00 p.m.; (c) Sundays, a statutory holiday or a holiday.
- There are no planned interruptions of the water or sewer supply during the work.

TRAFFIC

Construction vehicles, delivery companies and employees will all be directed in and out of the site by secured means and will also be directed to use Boul. des Anciens-Combattants for all in and out of Senneville traffic. Rue Ste-Anne will remain open at all times during the construction work; however, minor closures may be planned for only very short periods of time.

We are aware of the inconvenience this work may cause and are taking all necessary measures to minimize its impacts.

Information concerning the project is available online at [villagesenneville.qc.ca/boise-pearson](https://www.villagesenneville.qc.ca/boise-pearson). To report emergency situations outside office hours, please contact (514) 630-1234.

The Administration
April 5, 2022

APPENDIX TO THIS NOTICE

Specific details

Council approved the subdivision permit request with specific recommendations from the PAC of identification, protection and cutting of trees, management of runoff water and preservation of the wetland set out in [Resolution 2020-03-194](#) to ensure that the work would be planned and controlled accordingly.



At the regular sitting of Council on December 14, 2020, resolution 2020-12-315 was formally adopted by Council approving the draft agreement set out between the owner of lot 1 977 164 and the Village of Senneville for the realization of work relating to municipal infrastructure and equipment as set out by [By-law No. 453](#) (French version). This agreement was validated by the municipality's legal advisors and, as previously mentioned, the cost of all infrastructure work will be assumed by the developer.

As part of the infrastructure agreement, the developer agrees to apply by-law number 452-5, amending by-law onsite planning and architectural integration number 452 and Appendix 4 of said by-law; "Guide to architectural principles," considering that most of the criteria are quite flexible and the options to meet them are varied.

Given the zoning regulations in force for this residential area, as well as the conditions set out in the subdivision and infrastructure agreement approved by Council, the conception of the infrastructure plans to service the residential development was undertaken by the developers' contracted engineering firm. This firm considered the requirements to service seven (7) residential lots, which will enhance the street design, thereby improving the safety and security of vehicles circulating in and out of the property of école secondaire St-Georges. As a result, all work will be at the expense of the developer. The planning process was performed in collaboration with the various involved parties: the municipality of Senneville, the developer, the high school and the immediate adjacent city.