

**TOWN OF
MONTREAL WEST**



MINOR EXEMPTION REQUESTS

PUBLIC NOTICE is hereby given that, during the Regular Meeting that will be held on Monday, May 31, 2021, at 8:00 p.m., the Town Council will render a decision on seven requests for minor exemption from Zoning By-Law 2020-002 of the Town of Montreal West regarding the following immovable:

Location

Address: 45 Westminster South
Immovable number: 9334-76-1651-3
Zone: MA-1

Nature of the first request and consequence of the exemption

Allow the construction of balconies having a projection onto the public right-of-way by two feet six inches (2'6").

Nature of the second request and consequence of the exemption

Allow the construction of a shed in the back yard (East side) attached to the main building for the purpose of garage ventilation, while sheds are prohibited for apartment buildings, in compliance with paragraph 5 of article 4.2.1 of the Zoning By-Law. The consequence of accepting this request would be to overlook this prohibition.

Nature of the third request and consequence of the exemption

Allow the construction of masonry wall of four feet (4') in height, while the sleeper wall cannot be more than two feet (2') high, in compliance with the second paragraph of article 4.6.3 of the Zoning By-Law. The consequence of accepting this request would be to reduce this requirement by two feet (2').

Nature of the fourth request and consequence of the exemption

Allow the construction of an additional storey, while the maximum number is set to three (3) according to the schedule of uses and standards, and a mezzanine that occupies more than 40% of the floor below is considered another storey, following the definition of Building Height in Permit By-Law no. 2009-011. The consequence of accepting this request would be to overlook this limit.

Nature of the fifth request and consequence of the exemption

Allow the construction of a mezzanine which height is 3.3 metres, while the maximum is 2.5 metres, in compliance with article 3.3.13 of the Zoning By-Law. The consequence of accepting this request would be to exceed this requirement by 0.8 metre.

Nature of the sixth request and consequence of the exemption

Allow that the setback of the mezzanine in relation to the façade on Westminster (West side) be 2.9 metres and that in relation to the façade on Avon (South side) it be of 4 metres, while the setback pursuant to article 3.3.13 of the Zoning By-Law must be the equivalent of twice its height and therefore of 6.6 metres. The consequence of accepting this request would be to reduce this requirement by 3.7 metres on Westminster and by 2.6 metres on Avon.

Nature of the seventh request and consequence of the exemption

Allow the building to encroach in the line of non-construction in the second half of the building towards the back, where the maximum height of the building in the back is set to 9.14 metres and in the front is set to 15.24 metres, pursuant to section 3.1.9 of the Zoning By-Law. The height of the proposed building in the back being 10.73 metres, the consequence of accepting this request would be to exceed the limit by 1.59 metres.

NOTICE is also hereby given that any interested person may forward written comments to the Town Council with respect to these requests no later than 4:30 p.m. on May 31, by sending an email to communications@montreal-west.ca.

Given at Montreal West, on May 12, 2021.

Claude Gilbert
Town Clerk