

**TOWN OF
MONTREAL WEST**



MINOR EXEMPTION REQUESTS

PUBLIC NOTICE is hereby given that, during the Special Meeting that will be held on Thursday, July 22, 2021, at 6:30 p.m., the Town Council will render a decision on eight requests for minor exemption from Zoning By-Law 2020-002 of the Town of Montreal West regarding the following immovable:

Location

Address: 320 Ballantyne North
Immoveable number: 9235-71-7599-8
Zone: RA-4

Nature of the first request and consequence of the exemption

Normalize the existing semi-detached main building, despite the applicable provisions in that zone, pursuant to the relevant schedule of uses and standards under section 3.2.2 of the Zoning By-Law. The consequence of accepting this request would be to overlook these provisions.

Nature of the second request and consequence of the exemption

Normalize the South East lateral setback of the main building which is zero (0) metre instead of the minimum 1.2 metres required in that zone, pursuant to section 3.2.2 of the Zoning By-Law as per the relevant schedule of uses and standards. The consequence of accepting this request would be to overlook this requirement.

Nature of the third request and consequence of the exemption

Normalize the combined lateral setback of the main building which is 1.52 metres instead of the minimum 4 metres required in that zone, pursuant to section 3.2.2 of the Zoning By-Law as per the relevant schedule of uses and standards. The consequence of accepting this request would be to reduce the requirement by 2.48 metres.

Nature of the fourth request and consequence of the exemption

Normalize the encroachment of an existing veranda in the front setback, despite the fact that such an encroachment is not allowed, pursuant to paragraph 8 of section 4.1.10 of the Zoning By-Law. The consequence would be to allow that the veranda be located at 4.45 metres from the property line instead of a minimum of 4.57 metres as for the main building, thereby reducing the requirement by 0.12 metre.

Nature of the fifth request and consequence of the exemption

Normalize the encroachment of the said veranda in the South East lateral setback, despite the fact that such an encroachment is not allowed, pursuant to paragraph 8 of section 4.1.10 of the Zoning By-Law. The consequence would be to allow that the veranda be located at zero (0) metre from the property line instead of a minimum of 1.2 metres as for the main building, thereby overlooking this requirement.

Nature of the sixth request and consequence of the exemption

Normalize the rear setback of the cantilever extension in the back which is 4.37 metres instead of the minimum 6.1 metres required in that zone, pursuant to section 3.2.2 of the Zoning By-Law as

per the relevant schedule of uses and standards. The consequence of accepting this request would be to reduce the requirement by 1.73 metres.

Nature of the seventh request and consequence of the exemption

Normalize the North West lateral setback between the main building and the limit of an easement which is zero (0) metre instead of the minimum 0.5 metre required pursuant to section 3.2.5 of the Zoning By-Law. The consequence of accepting this request would be to overlook this requirement.

Nature of the eighth request and consequence of the exemption

Normalize an encroachment of the rear deck in the South East lateral setback, despite the fact that such an encroachment is not allowed, pursuant to paragraph 6 of section 4.1.10 of the Zoning By-Law. The consequence would be to allow that the deck be located at zero (0) metre from the property line instead of a minimum of 1.2 metres as for the main building, thereby overlooking this requirement.

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 July 22, by sending an email to communications@montreal-west.ca.

Given at Montreal West, on July 7, 2020.

Claude Gilbert
Town Clerk