

**MINUTES**  
**SPECIAL COUNCIL MEETING**

**JULY 22, 2021**  
**6:30 p.m.**

Minutes of the Special Meeting of the Council of Montreal West held by telecommunications means on July 22, 2021.

Present:	Mayor:	Mr. Beny Masella	
	Councillors:	Mr. Dino Mazzone	Seat 1
		Ms. Elizabeth Ulin	Seat 2
		Ms. Colleen Feeney	Seat 3

Absent:		Ms. Maria Torres	Seat 4
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Also present: Me Raffaella Di Stasio, Director General  
Me Claude Gilbert, Town Clerk

Mayor Beny Masella acted as chairperson of the meeting.  
Me Claude Gilbert, Town Clerk, acted as secretary of the meeting.

**NOTE** This Council meeting was held in camera, and was attended by Council members using telecommunications means, as mandated by the Ministerial Order 2020-074 of October 2, 2020 from the Quebec Minister of Health and Social Services (page 3, paragraph 14).

**1. Opening of the Meeting**

It was moved by Councillor Elizabeth Ulin, seconded by Councillor Dino Mazzone and resolved:

That the Meeting be declared open.

Carried unanimously  
# 20210722-001

The Mayor called the Meeting to order at 6:36 p.m.

**2. Adoption of the Agenda**

It was moved by Councillor Dino Mazzone, seconded by Councillor Colleen Feeney and resolved:

To adopt the Agenda of the Special Meeting of Thursday, July 22, 2021 as presented.

Carried unanimously  
# 20210722-002

**3. Minor exemption request – 320 Ballantyne North**

**NOTE** Councillor Colleen Feeney summarized the issues involved in the following matter. She also noted that it had been advertised and no comments were received.

It was moved by Councillor Colleen Feeney, seconded by Councillor Elizabeth Ulin and resolved:

That the plans and request submitted to the June 23, 2021 meeting of the Planning Advisory Committee be approved, in accordance with By-Laws 2020-002 and G-18-0005, for the following minor exemptions from the schedule of uses and standards in effect under section 3.2.2, section 3.2.5 and paragraphs 6 and 8 of section 4.1.10 of the Zoning By-Law, regarding the immovable located at 320 Ballantyne North in zone RA-4 to:

- Normalize the existing semi-detached main building, despite the applicable provisions in that zone, the consequence being to overlook these provisions.

- 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, the consequence being to overlook this requirement.
- Normalize the combined lateral setback of the main building which is 1.52 metres instead of the minimum 4 metres required in that zone, the consequence being to reduce the requirement by 2.48 metres.
- 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, the consequence being to reduce the requirement by 1.73 metres.
- 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, the consequence of accepting this request being to overlook this requirement.
- Normalize an encroachment of the rear deck in the South East lateral setback, despite the fact that such an encroachment is not allowed, the consequence being 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, and thereby overlooking this requirement.
- Normalize the encroachment of the existing veranda in the South East lateral setback, despite the fact that such an encroachment is not allowed, the consequence being 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, and thereby overlooking this requirement.
- Normalize the encroachment of the said veranda in the front setback, despite the fact that such an encroachment is not allowed, the consequence being 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, and thereby reducing the requirement by 0.12 metre.

Carried unanimously  
# 20210722-003

#### **4. Public Question Period**

The Public Question Period did not take place, since the meeting was held in camera as authorized by the aforementioned Ministerial Order 2020-074.

#### **5. Termination of the Meeting**

At 6:43 p.m., no questions being asked,

It was moved by Councillor Elizabeth Ulin, seconded by Councillor Dino Mazzone and resolved:

That the Meeting be terminated.

Carried unanimously  
# 20210722-004

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Beny Masella  
Mayor

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Claude Gilbert  
Town Clerk

The annexes mentioned above are deposited  
in the municipal archives in File *Archives-20210722*