

**TOWN OF
MONTREAL WEST**



MINOR EXEMPTION REQUESTS

PUBLIC NOTICE is hereby given that, during the Regular Meeting that will be held on Monday, May 29, 2023, 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 immovables:

First location

Address: 70 Curzon
Immoveable number: 9334-16-3024-7
Zone: RB-5

Nature of the first request and consequence of the exemption

Normalize the front setback of the main building which is of 3.65 metres, instead of the minimum 4.57 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 0.92 metre.

Nature of the second request and consequence of the exemption

Normalize the rear setback of the main building which is of 3.75 metres, instead of the minimum 6.10 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 2.35 metres.

Second location

Address: 3 Westland
Immoveable number: 9334-75-8126-1
Zone: RA-10

Nature of the third request and consequence of the exemption

Normalize the front setback of the main building which is of 3.14 metres, instead of the minimum 4.57 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 1.43 metres.

Nature of the fourth request and consequence of the exemption

Normalize the rear setback of an existing pool which is of 1.9 metres, instead of the minimum 2 metres required, pursuant to item 30 of section 4.1.10 of the Zoning By-Law. The consequence of accepting this request would be to reduce the requirement by 0.1 metre.

Nature of the fifth request and consequence of the exemption

Normalize the setback of an existing pool to the main building which is of 1.16 metres, instead of the minimum 1.5 metres required, pursuant to subparagraph (b) of paragraph 2 of section 4.2.20 of the Zoning By-Law. The consequence of accepting this request would be to reduce the requirement by 0.34 metre.

Third location

Address: 70 Nelson
Immoveable number: 9234-97-2338-4
Zone: RB-4

Nature of the sixth request and consequence of the exemption

Allow the installation of a fence in the front yard having a height of 1.83 metres where the maximum height is 0.61 metre, pursuant to paragraph 1 of section 4.6.3 of the Zoning By-Law. The consequence of accepting this request would be to exceed the limit by 1.22 metres.

Fourth location

Address: 227 Brock North

Immoveable number: 9335-01-3386-9
Zone: RA-4

Nature of the seventh request and consequence of the exemption

Normalize the front setback of the main building which is of 3.84 metres, instead of the minimum 4.57 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 0.73 metre.

NOTICE is also hereby given that any interested person may forward written comments to the Town Council with respect to this request no later than 4:30 p.m. on May 29, by sending an email to communications@montreal-west.ca.

Given at Montreal West, on May 10, 2023.

Claude Gilbert
Town Clerk