



**TOWN OF
MONTREAL WEST**

PUBLIC NOTICE

PUBLIC CONSULTATION MEETING

ZONING BY-LAW

TO ALL INTERESTED PERSONS IN THE DRAFT BY-LAW ENTITLED:

“BY-LAW AMENDING ZONING BY-LAW No. 2020-002”

PUBLIC NOTICE is hereby given that:

1. At a sitting held on October 17, 2024, the Municipal Council adopted the first draft By-Law quoted in title of this notice.
2. A public consultation meeting will be held on October 28, 2024 at 7:45 p.m. at the Town Hall located 50 Westminster Avenue South. During this meeting the Mayor, or a member of the Council designated by him, will explain the said draft By-Law and the consequences of its adoption and will hear the persons and bodies wishing to be heard.
3. The purpose of the draft by-law is to:
 - a) introduce the changes required for concordance purposes with those brought to the Planning Programme, following section 110.4 of the Act Respecting Land Use Planning and Development;
 - b) modify other provisions which are not required for concordance purposes, following section 123 of the Act respecting Land Use Planning and Development.
4. More specifically, the draft by-law aims at:
 - a) increase the surface of zone IB-1 as to eliminate zone CL-1 in the area located South of the adjacent properties to Ronald Drive (train tracks and Notre-Dame Street);
 - b) replace the schedule of uses and standards for zone IB-1 to implement the higher density construction allowed by the modified Planning Programme;
 - c) add a provision concerning the way a use of the residential group (H) may be exercised in zone MB-1 when a building may contain mixed uses;
 - d) withdraw zones RA-4 and RA-5 from the list of zones with a minimum roof slope of 3:12.
5. A description or illustration of these zone is available for consultation at the Town Hall.
6. The said draft By-Law contains provisions making it a by-law subject to approval by way of referendum.
7. This draft By-Law may be consulted by any interested person on the website of the municipality (<https://montreal-west.ca/en/>), as well as at the office of the Town Clerk located at the Town Hall at 50 Westminster Avenue South from 8:30 a.m. to 4:30 p.m., by appointment on Monday and Friday, or without appointment from Tuesday to Thursday.

Given at Montreal West, on October 21, 2024.

Claude Gilbert
Town Clerk