

**TOWN OF
MONTREAL WEST**



MINOR EXEMPTION REQUESTS

PUBLIC NOTICE is hereby given that, during the Special Meeting that will be held on Thursday, July 23, 2026, at 6:00 p.m., the Town Council will render a decision on three requests for minor exemption from Zoning By-Law 2020-002 of the Town of Montreal West regarding the following immovables:

First Location

Address: 10-12 Wolseley S
Immoveable number: 9334-45-6276-9-000-0000
Zone: RC-5

Nature of the first request and consequence of the exemption

Allow paving 38.06% of the land surface in the front yard of an immovable, while the maximum is 35% for a lot of this width, according to paragraph 5.3 of section 5.2.3 of the Zoning By-Law. The consequence of accepting this request would be to exceed this requirement by 3.06%.

Second Location

Address: 16 Ballantyne S
Immoveable number: 9334-67-5615-3-000-0000
Zone: RA-8

Nature of the second request and consequence of the exemption

Allow paving 53.76% of the land surface in the front yard of an immovable, while the maximum is 35% for a lot of this width, according to paragraph 5.3 of section 5.2.3 of the Zoning By-Law. The consequence of accepting this request would be to exceed this requirement by 18.76%.

Nature of the third request and consequence of the exemption

Allow the construction of a parking area that would be 5.4864 metres wide, while the maximum width according to section 5.2.1.1 of the Zoning By-Law is 3.5 metres. The consequence of accepting this request would be to exceed this requirement by 1.9864 metres on the public portion of the parking area and by 0.4864 metres on the private portion.

Nature of the fourth request and consequence of the exemption

Allow the construction of a driveway directly attached to the existing pedestrian walkway in the front yard, instead of the requirement to provide a landscaped separation or physical separation between the driveway and the pedestrian walkway, as prescribed by section 4.7.3.1 of the Zoning By-Law. The consequence of accepting this request would be to allow the joining of the two paved surfaces without any separation.

Third Location

Address: 101 Ballantyne S (6030 Avon)
Immoveable number: 9334-86-0846-9-000-0000
Zone: RD-2

Nature of the fifth request and consequence of the exemption

Normalize the front setback of the main building which is of 2.82 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 1.75 metres.

Nature of the sixth request and consequence of the exemption

Normalize the rear setback of the main building which is of 2.89 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 3.21 metres.

Nature of the seventh request and consequence of the exemption

Normalize the front setback of the front veranda, which is located at 2.4 metres instead of the minimum 4.57 metres required in that zone, pursuant to section 4.1.10, paragraph 8 of the Zoning By-Law. The consequence of accepting this request would be to reduce this requirement by 2.17 metres.

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 July 23, by sending an email to communications@montreal-west.ca.

Given at Montreal West, on July 8, 2026.

Claude Gilbert
Town Clerk