

**TOWN OF
MONTREAL WEST**



MINOR EXEMPTION REQUESTS

PUBLIC NOTICE is hereby given that, during the Regular Meeting that will be held on Monday, August 31, 2026, at 8:00 p.m., the Town Council will render a decision on two requests for minor exemption from Zoning By-Law 2020-002 of the Town of Montreal West regarding the following immovables:

First Location

Address: 456-458 Westminster North
Immoveable number: 9235-33-9824-8-000-0000
Zone: RC-1

Nature of the first request and consequence of the exemption

Authorize a terrace located on the second storey in the rear yard, having a surface area of 101.67 square feet instead of the maximum 80 square feet, pursuant to the second paragraph of section 4.2.2 of Zoning By-Law No. 2020-002. The consequence of accepting this request would be to exceed the requirement by 21.67 square feet, or 27.08%.

Nature of the second request and consequence of the exemption

Second Location

Address: 23 Nelson
Immoveable number: 9335-00-5735-7-000-0000
Zone: RA-4

Nature of the Second Request and Effect of the Minor Exemption

Normalize the front setback of the main building, which is of 3.87 metres, instead of the minimum 4.57 metres required in that zone, as prescribed in the relevant schedule of uses and standards applicable to Zone RA-4 under Zoning By-Law No. 2020-002. The consequence of accepting this request would be to reduce the requirement by 0.70 metres.

Nature of the Third Request and Effect of the Minor Exemption

Normalize the lateral setback of the main building, which is of 0 metres, instead of the minimum 1.20 metres required in that zone, as prescribed in the relevant schedule of uses and standards applicable to Zone RA-4 under Zoning By-Law No. 2020-002. The consequence of accepting this request would be to reduce the requirement by 1.20 metres.

Nature of the Fourth Request and Effect of the Minor Exemption

Normalize the rear setback of the main building, which is of 1.10 metres, instead of the minimum 6.10 metres required in that zone, as prescribed in the relevant schedule of uses and standards

applicable to Zone RA-4 under Zoning By-Law No. 2020-002. The consequence of accepting this request would be to reduce the requirement by 5 metres.

Nature of the Fifth Request and Effect of the Minor Exemption

Normalize the total lateral setback of the main building, which is of 3.33 metres, instead of the minimum total of 4 metres required in that zone, as prescribed in the relevant schedule of uses and standards applicable to Zone RA-4 under Zoning By-Law No. 2020-002. The consequence of accepting this request would be to reduce the requirement by 0.67 metres.

Nature of the Sixth Request and Effect of the Minor Exemption

Authorize the semi-detached typology of the main building, whereas only detached buildings are authorized in Zone RA-4, as prescribed in the relevant schedule of uses and standards applicable to that zone under Zoning By-Law No. 2020-002. The consequence of accepting this request would be to allow the main building to remain semi-detached rather than detached.

Nature of the Seventh Request and Effect of the Minor Exemption

Normalize the front setback of the front overhanging element of the first storey which is of 3.31 metres, instead of the minimum 3.57 metres required, pursuant to paragraph 3 of the table under section 4.1.10 of Zoning By-Law No. 2020-002. The consequence of accepting this request would be to reduce the requirement by 0.26 metres.

Nature of the Eighth Request and Effect of the Minor Exemption

Normalize the rear setback of the rear overhanging element of the second storey which is of 1.72 metres, instead of the minimum 5.10 metres required, pursuant to paragraph 3 of the table under section 4.1.10 of Zoning By-Law No. 2020-002. The consequence of accepting this request would be to reduce the requirement by 3.38 metres.

Nature of the Ninth Request and Effect of the Minor Exemption

Normalize the rear setback of the rear overhanging element of the first storey which is of 0.72 metres, instead of the minimum 5.10 metres required, pursuant to paragraph 3 of the table under section 4.1.10 of Zoning By-Law No. 2020-002. The consequence of accepting this request would be to reduce the requirement by 4.38 metres.

Nature of the Tenth Request and Effect of the Minor Exemption

Normalize the lateral setback of the front overhanging elements of the first and second storeys which is of 0 metres, instead of the minimum 0.20 metres required, pursuant to paragraph 3 of the table under section 4.1.10 of Zoning By-Law No. 2020-002. The consequence of accepting this request would be to reduce the requirement by 0.20 metres.

Nature of the Eleventh Request and Effect of the Minor Exemption

Normalize the lateral setback of the rear overhanging element of the second storey which is of 0 metres, instead of the minimum 0.20 metres required, pursuant to paragraph 3 of the table under section 4.1.10 of Zoning By-Law No. 2020-002. The consequence of accepting this request would be to reduce the requirement by 0.20 metres.

Nature of the Twelfth Request and Effect of the Minor Exemption

Normalize the front setback of the front porch, which is of 2.13 metres, instead of the minimum 4.57 metres required, pursuant to paragraph 9 of the table under section 4.1.10 of Zoning By-Law

No. 2020-002. The consequence of accepting this request would be to reduce the requirement by 2.44 metres.

Nature of the Thirteenth Request and Effect of the Minor Exemption

Normalize the front setback of the front exterior staircase, which is of 1.71 metres, instead of the minimum 2.07 metres required, pursuant to paragraph 12 of the table under section 4.1.10 of Zoning By-Law No. 2020-002. The consequence of accepting this request would be to reduce the requirement by 0.36 metres.

Nature of the Fourteenth Request and Effect of the Minor Exemption

Normalize the rear setback of the rear exterior staircase, which is of 0.23 metres, instead of the minimum 3.60 metres required, pursuant to paragraph 12 of the table under section 4.1.10 of Zoning By-Law No. 2020-002. The consequence of accepting this request would be to reduce the requirement by 3.37 metres.

Nature of the Fifteenth Request and Effect of the Minor Exemption

Normalize the lateral setback of the rear deck, which is of 0.15 metres, instead of the minimum 1.20 metres required, pursuant to paragraph 6 of the table under section 4.1.10 of Zoning By-Law No. 2020-002. The consequence of accepting this request would be to reduce the requirement by 1.05 metres.

Nature of the Sixteenth Request and Effect of the Minor Exemption

Normalize the rear setback of the rear deck, which is of 0.07 metres, instead of the minimum 4.30 metres required, pursuant to paragraph 6 of the table under section 4.1.10 of Zoning By-Law No. 2020-002. The consequence of accepting this request would be to reduce the requirement by 4.23 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 August 31, by sending an email to communications@montreal-west.ca.

Given at Montreal West, on August 12, 2026.

Claude Gilbert
Town Clerk