

Public Notice



**MINOR EXEMPTIONS
NUMBERS DM 3003412738, 3003459537 AND 3003469194**

PUBLIC NOTICE is hereby given that at its regular sitting that will be held on **December 2, 2024**, at **7 p.m.**, in the council room, located at **13 665, boulevard de Pierrefonds**, the Borough Council will render a decision on the request for minor exemption to urban planning by-laws for the following immovable:

Study	Place of exemption
DM 3003412738	16 740, boulevard de Pierrefonds

Allow in zone H2-3-176, following a disaster, the reconstruction of an isolated multi-family residential building, lot 1 070 532:

- a distance of 0 m between an accessory building and a main building instead of the required minimum of 2 m from the main building, as specified at article 140 in the zoning By-law CA29 0040;
- no tree planting every 12 m in the grass strip, as specified at article 185 in the zoning By-law CA29 0040;
- an access aisle width of 3.5 m instead of the required minimum of 4.5 m, as specified at article 192 in the zoning By-law CA29 0040;
- a mansard roof on a building occupied by a use other than a cottage use in the “Single-family dwellings (h1)” category, contrary to what is specified in article 256 in the zoning By-law CA29 0040;
- no storage space for the four basement units, instead of the two square meters required per unit, as specified at article 261 in the zoning By-law CA29 0040.

Study	Place of exemption
DM 3003459537	12 336, rue Granger

Allow in zone H1-6-353 for an existing detached single-family residential building, lot 1 170 269:

- a rear setback of 4.21 m instead of the required minimum of 7 m, according to grid H1-6-353 of zoning by-law CA29 0040;

Study	Place of exemption
DM 3003469194	17 142, rue Thomas-Baillairgé

Allow in zone H1-3-198 for a single-family detached residential building, lot 1 349 119:

- a side setback of 1.79 m instead of the required minimum of 2 m, according to grid H1-3-198 of zoning by-law CA29 0040;
- an accessory building at a distance of 0.23 m instead of the minimum required of 0.50 m according to article 140 of zoning by-law CA29 0040.

NOTICE is also given that all interested parties may express their concerns to the Borough Council during the sitting regarding these requests.

GIVEN IN MONTREAL, BOROUGH OF PIERREFONDS-ROXBORO
This fourteenth day of November of the year 2024.

The Secretary of the Borough,

M^e Jean-François Gauthier, MBA