

AVIS PUBLIC

**MODIFICATIONS AU RÈGLEMENT DE ZONAGE
N° 1441
(PROJET DE RÈGLEMENT N° 1441-13)**

ASSEMBLÉE PUBLIQUE

Le conseil municipal de Mont-Royal a adopté, à sa séance ordinaire du 20 février 2024, le premier projet de Règlement N°1441-13 modifiant le règlement de zonage N°1441 en ce qui a trait au nombre d'étages, à la hauteur, aux marges et au coefficient d'occupation du sol dans la zone H-726.

Conformément à la *Loi sur l'aménagement et l'urbanisme* (RLRQ, chapitre A-19.1), le maire expliquera le contenu de ce projet de règlement ainsi que les conséquences de son adoption et entendra les personnes qui désirent s'exprimer à ce sujet au cours d'une ASSEMBLÉE PUBLIQUE qui aura lieu le mardi 12 mars 2024, à 18 h au 90, avenue Roosevelt, Mont-Royal.

Le projet de règlement peut être consulté durant les heures d'ouverture, au bureau du greffier situé au 90, avenue Roosevelt ou sur le site web de la ville : www.ville.mont-royal.qc.ca.

Le projet de règlement contient des dispositions propres à un règlement susceptible d'approbation référendaire.

Le territoire visé par le règlement comprend la zone H-726 (zone délimitée par l'avenue Glengarry, le chemin Athlone, le chemin de la Côte-de-Liesse, le chemin Dunkirk, la ligne arrière de l'avenue Glengarry et la ligne arrière du chemin Dunkirk).



Pour toute question ou tout renseignement supplémentaire concernant la procédure ci-haut, vous pourrez communiquer avec le soussigné au numéro de téléphone (514) 734-2988.

Donné à Mont-Royal, le 23 février 2024.

Le greffier,

(signé Alexandre Verdy)

Alexandre Verdy

Town Clerk

PUBLIC NOTICE

**AMENDMENT TO ZONING BY-LAW NO. 1441
(DRAFT BY-LAW NO. 1441-13)**

PUBLIC MEETING

Mount Royal Town Council adopted, at its regular sitting of February 20, 2024, the first Draft By-law No. 1441-13 to amend Zoning By-law No. 1441 with respect to the number of storeys, height, setbacks and the floor area ratio in zone H-726.

In accordance with the *Land Use Planning and Development Act* (CQLR, Chapter A-19.1) the Mayor will explain the object of the Draft By-law and the consequences of its adoption, and will hear every person or body wishing to express an opinion on the subject at a PUBLIC MEETING on, Tuesday, March 12, 2024, at 18:00, at 90 Roosevelt Avenue, Mount Royal.

The draft By-law may be consulted during regular business hours at the Town Clerk's Office located at 90 Roosevelt Avenue, Mount Royal or on the Town's website: www.town.mount-royal.qc.ca.

This draft by-law does contain provisions making it a by-law subject to approval by way of referendum.

The territory covered by this by-law includes zone H-726 (zone bounded by Glengarry Avenue, Athlone Road, Côte-de-Liesse Road, Dunkirk Road, rear lot line of Glengarry Avenue and rear lot line of Dunkirk Road).

For any question or additional information concerning the above procedure, you may contact the undersigned at the telephone number (514) 734-2988.

Given at Mount Royal on February 23, 2024.

FIRST DRAFT BY-LAW NO. 1441-13 TO AMEND ZONING BY-LAW NO. 1441 WITH RESPECT TO THE NUMBER OF STOREYS, HEIGHT, SETBACKS AND THE FLOOR AREA RATIO IN ZONE H-726

ADOPTION PROCEDURE SUMMARY	
NOTICE OF MOTION AND FILING:	FEBRUARY 20, 2024
ADOPTION OF DRAFT BY-LAW:	FEBRUARY 20, 2024
ADOPTION OF BY-LAW:, 2024
COMING INTO EFFECT:, 2024

WHEREAS notice of motion was given on February 20, 2024 and the draft by-law was filed at the same council meeting;

ON FEBRUARY 20, 2024, COUNCIL ENACTED THE FOLLOWING:

1. Specifications grid of the zone H-726 of Zoning By-law No. 1441 shall be amended:
 - (1) by replacing, under “EDIFICATION DES BÂTIMENTS“, opposite “• NOMBRE D’ÉTAGES – MINIMUM/MAXIMUM”, the numbers “3 / 6” by the numbers “3 / 7”;
 - (2) by adding, under “EDIFICATION DES BÂTIMENTS”, opposite “• NOMBRE D’ÉTAGES – MINIMUM/MAXIMUM”, the following note: “(1) The maximum number of storeys is 7. The 7th storey must be set back at least 2 metres from the Glengarry Avenue façade and at least 1 metre from the Athlone Road façade.”;
 - (3) by replacing, under “EDIFICATION DES BÂTIMENTS”, opposite “• HAUTEUR TOTALE MAXIMUM (mètres) “, the number “20” by the number “21”;
 - (4) “IMPLANTATION DES BÂTIMENTS”, opposite “• AVANT MINIMUM (mètres)”, the number “7,5” by the number “6,5”;
 - (5) by replacing, under “IMPLANTATION DES BÂTIMENTS”, opposite “• AVANT MINIMUM (mètres)”, the note (1) by the following note: “(2) The minimum front setback is 2.5 metres on the Athlone Road side.”;
 - (6) by adding, under “IMPLANTATION DES BÂTIMENTS”, opposite “• LATÉRALE MINIMUM (mètres)”, the following note: “(3) For a corner lot, the minimum lateral setbacks are 2 metres, the minimum total lateral setbacks are 2 metres and the minimum rear setback is 2 metres.”;
 - (7) by adding, under “IMPLANTATION DES BÂTIMENTS”, opposite “• LATÉRALES TOTALES MINIMUM (mètres)”, the following note: “(3) For a corner lot, the minimum lateral setbacks are 2 metres, the minimum total lateral setbacks are 2 metres and the minimum rear setback is 2 metres.”;
 - (8) by adding, under “IMPLANTATION DES BÂTIMENTS”, opposite “• ARRIÈRE MINIMUM (mètres)”, the following note: “(3) For a corner lot, the minimum lateral setbacks are 2 metres, the minimum total lateral setbacks are 2 metres and the minimum rear setback is 2 metres.”;
 - (9) by replacing, under “RAPPORT”, opposite “• COEFFICIENT D’OCCUPATION DU SOL (c.o.s) – MINIMUM/MAXIMUM”, the numbers “1,0 / 2,25” by the numbers “1,0 / 3,25”;

(10) by replacing, under “NORMES SPÉCIALES”, opposite “ARTICLE”, note (2) by the following note: "(4) The minimum front setback is 2.5 metres on the Athlone Road side.”.

2. This by-law shall come into effect according to law.

Peter J. Malouf
Mayor

Alexandre Verdy
Town Clerk

Projet du 20-02-2024