

PROJET DE RÈGLEMENT NO. 1605 ET 1606

DRAFT BY-LAW NO. 1605 AND 1606



ASSEMBLÉE PUBLIQUE DE CONSULTATION

PUBLIC MEETING

25 OCTOBRE 2023 - 19H / OCTOBER 25 2023 - 7 P.M

DRAFT BY-LAW NO. 1605

AMENDING ZONING BY-LAW NO. 1303

OBJECTIVES

The purpose of the draft by-law is to amend the current zoning by-law in order to:

- Correct issues of interpretation, legality and inconsistency between different provisions;
- Better control the installation of certain structures, such as spas and temporary signs
- Facilitate the application of regulations by the administration and the public's understanding.

CONTENTS OF DRAFT BY-LAW NO. 1605

Sections 1 to 3

Section 2.4 of the current zoning by-law (terminology) is amended by the addition of 7 new definitions and the replacement of 2 definition.

Sections 4 to 7

Provisions relating to the installation of a staircase or gallery in the front yard are amended to allow these structures to be built right up to the front lot line, whereas a distance of 6'-0" is currently required.



The modifications regarding the staircases in the front yard are consistent with the reality of the existing built environment.

CONTENTS OF DRAFT BY-LAW NO. 1605

Section 8

Subsection 5.2.4, concerning construction in front of the building line, which contradicts section 5.2.3, is repealed.

Note: The section concerning construction in front of the building line in the SPAIP will be amended in parallel (draft by-law 1606).

Section 9

Subsection 5.3.2, paragraph (3), which concerns the extension of a wall in the case of a building benefiting from acquired rights, has been rewritten to correct an interpretation issue.

CONTENTS OF DRAFT BY-LAW NO. 1605

Section 10

Subsection 5.5.2, concerning parking, has been amended to correct an inconsistency. It is stipulated that no parking area is required for any new dwelling inside a row building with no access to the rear yard.

Sections 11 and 12

Section 5.5.3.4, concerning the width of the driveway, has been amended notably to provide a better control of two-way driveways.



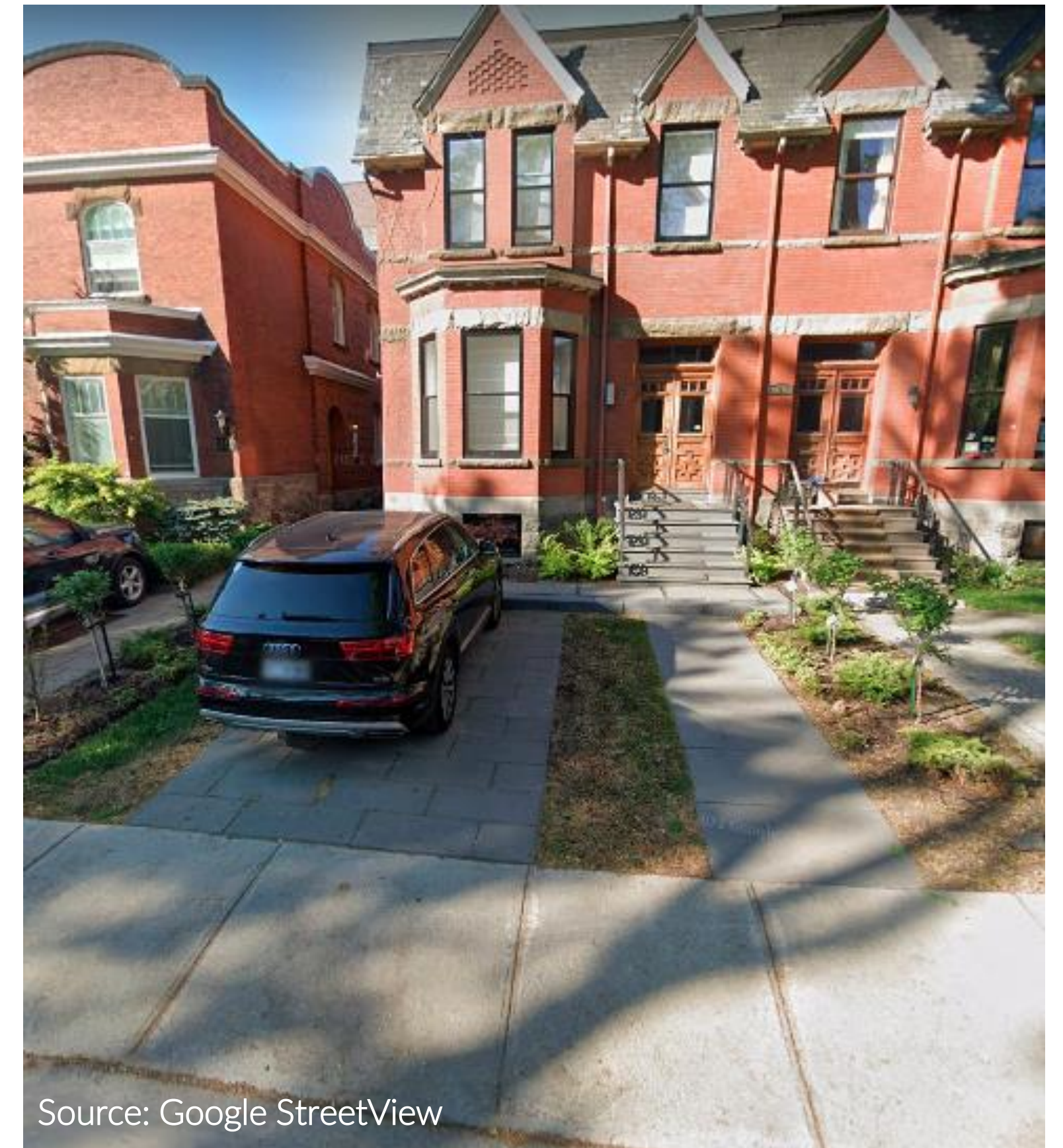
Example of row house on Sherbrooke Street where parking is no longer required.

CONTENTS OF DRAFT BY-LAW NO. 1605

Sections 13 and 14

Subsection 5.5.9, concerning yard layout, is amended in order to, notably:

- Reduce the minimum percentage of vegetated surfaces for secondary front yards of a transverse lot to 60%, as is the case for a rear yard;
- Require a planting strip in the front yard between a driveway or parking area and a pedestrian walkway.



Planting strip between a parking area and a pedestrian walkway.

CONTENTS OF DRAFT BY-LAW NO. 1605

Section 15

Two new subsections have been added to govern outdoor electric vehicle charging stations, bollards and parking barriers.

Sections 16, 17 and 18

Subsection 5.6.4, concerning the inclination of ramps, is amended to correct an inaccurate translation. Subsections 5.9.1, 5.9.2 and 5.11.1 are repealed to correct an inconsistency with current regulations.

CONTENTS OF DRAFT BY-LAW NO. 1605

Sections 19 to 24

Section 6.1, concerning swimming pools, is amended in order, notably, to:

- Modifying the siting standards for a swimming pool in a secondary front yard. Note: pools in secondary front yards are already authorized;
- Clarify safety standards for pool enclosures by adopting provincial standards to avoid any ambiguity.

CONTENTS OF DRAFT BY-LAW NO. 1605

Section 25

A new subsection has been added to provide a better framework for the installation of a whirlpool bath (spa), previously considered mechanical equipment, in order to:

- Authorize the installation of a spa in rear, side and secondary front yards. It is noted that the application of standards remains unchanged;
- Provide safety standards.

CONTENTS OF DRAFT BY-LAW NO. 1605

Section 26

Subsection 6.10, concerning mechanical equipment, is amended to clarify existing provisions and correct an application issue.

Section 27

Section 6.14.3, concerning the occupancy of land adjacent to a major thoroughfare or main railway, is amended to ensure consistency with the *Schéma d'aménagement et de développement de l'agglomération de Montréal*.

CONTENTS OF DRAFT BY-LAW NO. 1605

Sections 28 to 33

Section 7.2, concerning signs, is amended to, notably:

- Provide standards for the installation of a temporary sign for the purposes of an event or for the purposes of a commercial occupation.

CONTENTS OF DRAFT BY-LAW NO. 1605

Section 34

The calculation method for determining the average ground level is added to Appendix "M" of the zoning by-law.

Sections 35 to 44

The zoning grids for Greene and Sainte-Catherine sectors (10 zones in all) are amended, in particular to replace the term "street level" with "first floor", in order to avoid any interpretation issues. The application of the provisions remains unchanged.

DRAFT BY-LAW NO. 1606

**AMENDING SITE PLANNING AND ARCHITECTURAL
INTEGRATION PROGRAMMES BY-LAW NO. 1305**

CONTENTS OF DRAFT BY-LAW NO. 1606

To ensure consistency with the proposed zoning amendments, the PIIA bylaw has been amended to include 2 articles:

Section 1

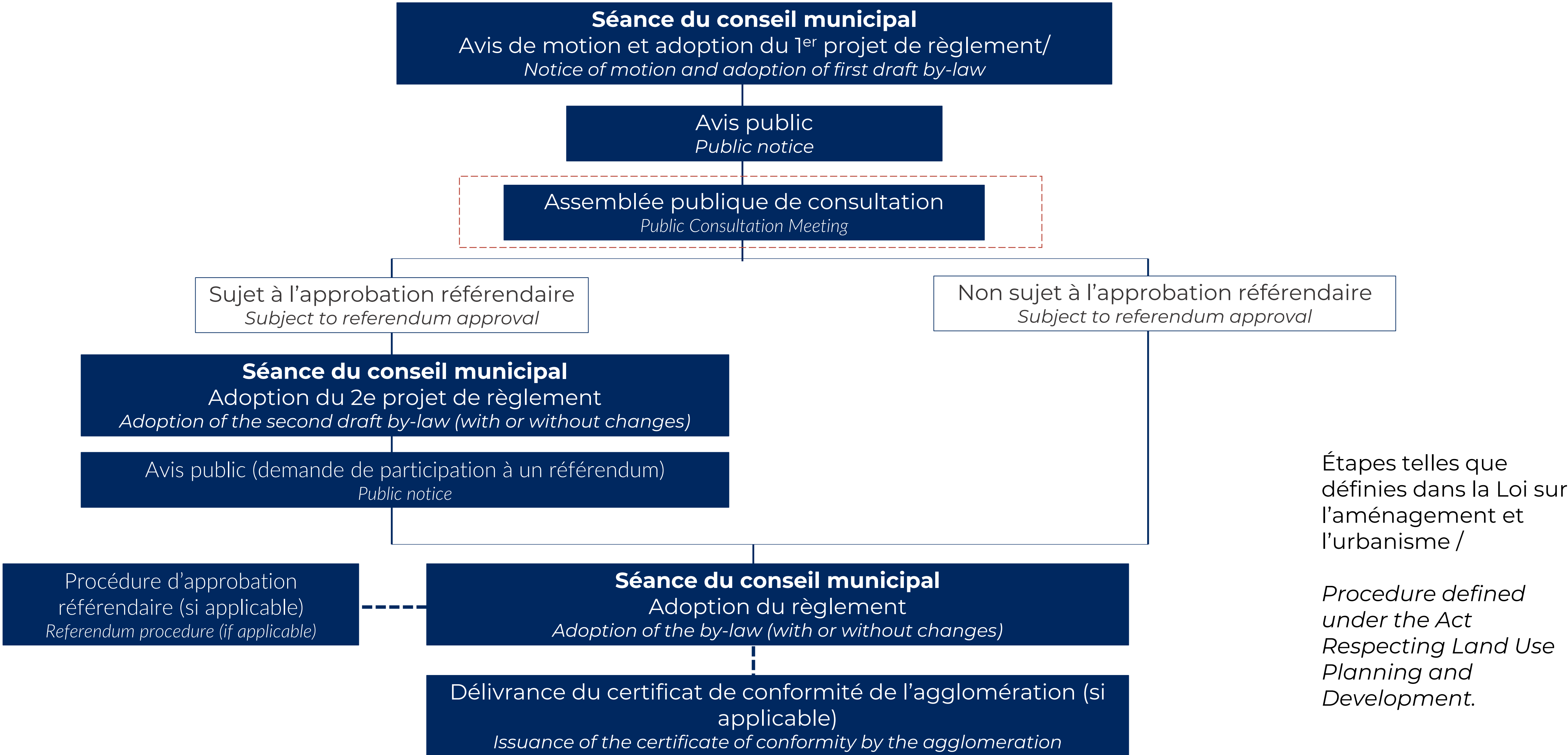
Section 3.1.3 is amended to exclude the installation of a temporary sign from work subject to the SPAIP bylaw.

Section 2

Section 5.2.5 of Directive No. 5, concerning construction in front of building alignments, referring to article 5.2.4 of the zoning by-law, is repealed.

ADOPTION PROCESS

ADOPTION PROCESS



CALENDAR

Adoption of notice of motion and first draft by-laws 1605 and 1606	September 18 2023
Publication of public notice of a public meeting	October 17 2023
Public consultation meeting - draft by-laws 1605 and 1606	October 25 2023 à 7 P.M
Adoption of second draft by-law no. 1605 (with or without changes)	December 4 2023
Public notice announcing the possibility of applying to participate in a referendum for the <u>subject to referendum approval</u> (8-day deadline for submitting a request)	December 2023 (date to be determined)
Adoption of by-laws no. 1605 and no. 1606	Winter 2024 (date to be determined)
Referendum procedure if a valid request is received following public notice	If applicable
Certificate of conformity of the agglomeration	If applicable
Entry into force of the regulation	If applicable

SUBJECT TO REFERENDUM APPROVAL

Draft by-law no. 1605 (modifying the zoning by-law) includes provisions specific to a by-law subject to referendum approval that concerns the entire territory of the Westmount, which are:

- Provisions modifying the space required between a front yard staircase or porch and the front lot line (sections 4 to 7);
- Provision modifying the space required between a swimming pool in a secondary front yard and the front lot line (article 19);
- Provisions governing the installation of a spa (article 25).

Draft by-law no. 1606 (modifying the SPAIP by-law) is not a by-law subject to referendum approval

CONSULT THE DRAFT BY-LAWS

- Draft by-law no. 1605 (amending the zoning by-law) is available via the following link:

westmount.org/projet_reglement_1605

- Draft by-law no. 1606 (amending the SPAIP by-law) is available via the following link:

westmount.org/projet_reglement_1606

THANK YOU
