



DORVAL

APPLICATIONS FOR MINOR EXEMPTIONS

PUBLIC NOTICE is hereby given that at its regular sitting to be held on May 12, 2025, at 8 p.m. at the chapel of the « Quatre Vents » residence located at 12 avenue du Dahlia, the Municipal Council will take position on the applications for minor exemptions to Zoning By-law RCM-60A-2015 for the following immovables:

Location	Exemptions
Lots 1 523 822 and 1 523 825 235 avenue Martin Extension	<ul style="list-style-type: none">• Authorize the reduction of the minimum distance from the lot line to 5.06 m, whereas the grid of uses and standards in Zoning by-law RCM-60A-2015 provides for a minimal distance of 6 m.• Authorize the encroachment of the eave of 1.52 m into the front setback, whereas section 356 of the Zoning by-law RCM-60A-2015 authorizes a maximum encroachment of 0.61 m.
Lot 1 524 982 1835 avenue Windemere Extension	<ul style="list-style-type: none">• Authorize the encroachment of the eave of 1.2 m into the front setback, whereas section 356 of the Zoning by-law RCM-60A-2015 authorizes a maximum encroachment of 0.61 m.
Lot 1 521 835 625 boulevard Strathmore New construction	<ul style="list-style-type: none">• Authorize the reduction of the front setback to 5.46 m. whereas the grid of uses and standards in Zoning by-law RCM-60A-2015 provides for a minimal distance of 6 m.• Authorize the reduction of the rear setback to 2.18 m. whereas the grid of uses and standards in Zoning by-law RCM-60A-2015 provides for a minimal distance of 7.6 m.• Authorize the encroachment of the gallery of 1.21 m into the front setback over an area of 5.56 m², while the maximum authorized encroachment is 1.55 m over an area of 3 m², according to section 356 of the Zoning By-law RCM-60A-2015.
Lot 1 521 131 360 avenue Claude New construction	<ul style="list-style-type: none">• Authorize the widening of the access driveway to 6.26 m. whereas the maximum authorized width is 6 m according to section 376 of the Zoning By-law RCM-60A-2015.• Authorize the encroachment of the gallery into the front setback over an area of 3.73 m², while the maximum authorized encroachment area is of 3 m², according to section 356 of the Zoning By-law RCM-60A-2015.
Lot 1 520 388 1605 avenue Torrence Extension	<ul style="list-style-type: none">• Authorize the reduction of the lateral lot line to 3.05 m. whereas the grid of uses and standards in Zoning by-law RCM-60A-2015 provides for a minimal distance of 6 m.• Authorize the encroachment of the gallery into the front setback over an area of 4.79 m², while the maximum authorized encroachment area is of 3 m² according to section 356 of Zoning By-law RCM-60A-2015.

Any interested person or body may be heard by the Council during this meeting, with respect to these minor exemptions.

GIVEN AT DORVAL, QUEBEC, this April 25, 2025.

(signed) Louiza Sadoun
Assistant City Clerk