

Ancillary constructions and equipment

Permanent air conditioners and heat pumps

In order to promote the harmony of outdoor landscaping, the Borough of Saint-Laurent has adopted a bylaw to control the installation of certain accessory equipment for all residential buildings.

No permit or certificate of authorization is required to install a permanent air conditioner or heat pump, provided that it meets the conditions herein.

Single-family and two-family housing and multiplex (illustration 1)

A permanent air conditioner or heat pump may be installed in any yard on private property, as described below:

Location

- Front yard and secondary front yard in the case of a corner lot: 1.5 m
- Backyard and front setback in the case of a transverse lot*: 1.5 m

* A lot fronting on two parallel streets.

Distance in relation to street line

Distance in relation to a lot line

- Side yard and side setback: 1 m
- Backyard and rear setback: 1 m

General provisions

- A maximum distance of 1 m must be respected between the ground and the permanent air conditioner or heat pump.
- The unit may be located on an upper floor; however, it must be installed on a balcony and concealed by an opaque parapet wall, a material integrated therein or a casing covering the unit such that it is not visible from any roadway¹.
- When installed on the ground in a side yard or in a yard adjacent to a street line, a permanent air conditioner or heat pump must be surrounded by opaque landscaping such that it is not visible from any roadway¹.

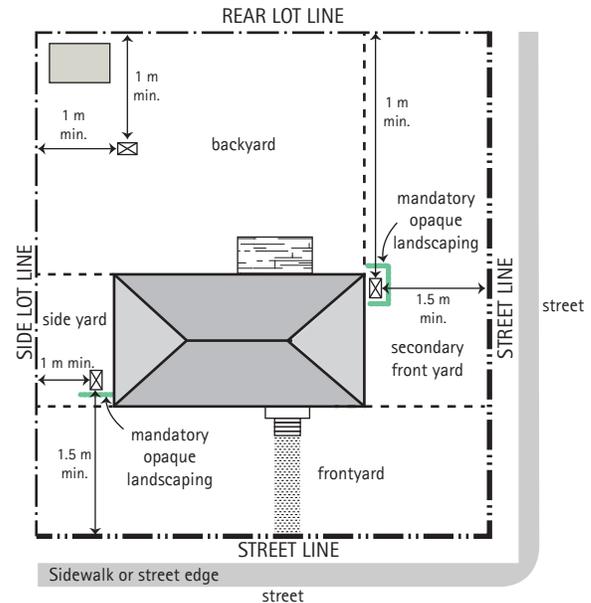
Noise level

To preserve the quality of life in the neighbourhood, the noise level of the unit must not exceed 50 dB(A) from the lot line.

Definition

¹Roadway: Any place or structure for vehicular and pedestrian traffic, and in particular, a road, street or lane, sidewalk, pedestrian path, bicycle path, snowmobile trail as well as a public parking lot.

Illustration 1: Location of a permanent air conditioner or a heat pump



Multifamily, multi-room and multi-unit serviced housing

A permanent air conditioner or heat pump may be installed in any yard of a private property, provided that the conditions set forth herein are met.

Location

- Front yard and front setback
- Side yard and side setback
- Backyard and rear setback
- Backyard and front setback in the case of a transverse lot

General provisions

- The length of the exterior part of the unit must be no more than 0.85 m, with a maximum width of 0.4 m and maximum height of 1 m.
- No conduits must be visible from the exterior part of the unit.
- When installed on the ground, the unit must be located on a terrace, gallery or patio, at a maximum distance of 1 m from ground level and be concealed by an opaque parapet wall, a material integrated into it, a casing covering the unit or opaque landscaping, such that it is not visible from any roadway¹.



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- When located on an upper floor, the unit must be installed on the balcony and be concealed by an opaque parapet wall, a material integrated into it or a casing covering the unit such that it is not visible from any roadway¹.
- A vibration isolator must be installed between the lower part of the unit and the floor of the balcony.

Multiplex and multifamily housing with back-to-back dwellings

A permanent air conditioner or heat pump may be installed under the balcony. The unit must be surrounded by opaque landscaping such that it is not visible from any roadway¹.

Noise level

To ensure quality of life in the neighbourhood, the noise level of the unit must not exceed 45 dB(A) during daytime hours (7 a.m. – 9 p.m.) in a bedroom and 50 dB(A) in the other rooms, and at night (9 p.m. – 7 a.m.) 40 dB(A) in a bedroom and 45 dB(A) in the other rooms.

Newly constructed multi-unit residential buildings subject to the SPAIP procedure must comply with the criteria on concealing the unit by means of a parapet wall.