

Buildings

Work allowable without permit or certificate of authorization

Some types of works are considered repair or renovation work. No permit or authorization certificate is necessary for these types of projects.

Types of works not requiring a permit or an authorization certificate

- Minor repairs and normal maintenance. For example, filling cracks in a foundation, repairing joints in a brick wall, etc. Note that this excludes modifications to foundations, structures, exterior or interior walls, and floor areas.
- Replacement of doors or windows, on condition that dimensions are not modified, nor is a window replaced by a bay window.
- Replacement or installation of kitchen or bathroom cabinets.
- Temporary structures used on construction sites. Such structures must be removed or demolished within 30 days following the end of work.
- Interior painting, staining, varnishing work, etc.
- Installation, repair, or replacement of electric equipment or wiring situated within a structure.
- Repair or replacement of roofing as long as the new roof has the same shape and permanent load as the one it replaces, except for flat roofs or roofs with a low slope (inferior to 2:12 or 16.7%).
- Installation of a permanent air conditioner or heat pump.
- Installation or construction of a fence, wall or low wall.
- Installation of a building used to store gardening equipment, provided that it meets the following conditions : (*illustration 1*)
 - It must be located in the back yard.
 - The maximum gross floor area is 12 m².
 - The maximum height measured from the ground to the roof peak 3 m.
 - The minimum distance from all property lines other than the street line is 0.75 m.
 - The minimum distance from the edge of the roof to any lot line other than a street line is 0.45 m (*illustration 2*).
 - For transverse lots, no encroachment is allowed in the front setback.

Even if no permit is necessary, certain work must nevertheless meet the requirements specified in the Borough's zoning Bylaw.

Illustration 1 : Location of building used for storing gardening equipment.

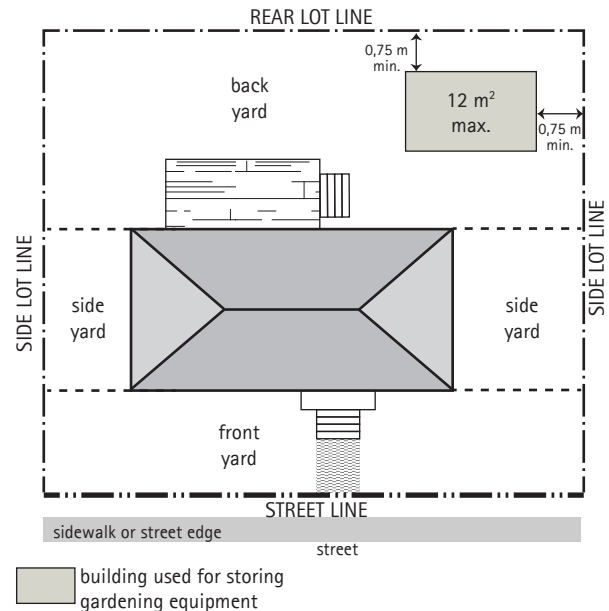
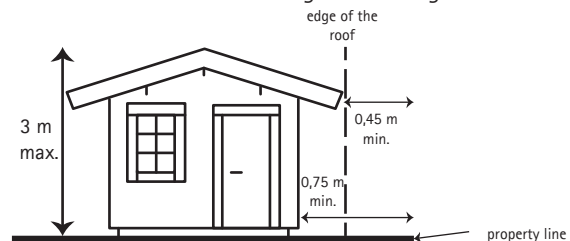


Illustration 2 : Distance and height of building.



Installation of a debris container

Note that if any project of the types listed above requires installation of a debris container on the public right-of-way, a public domain occupation permit must be obtained. For more information, consult the information sheet, "Regulations: Occupation of the public domain".



Information: 311 - ville.montreal.qc.ca/saint-laurent/infosheets

Legal framework:

Règlement sur la régie interne des permis et des certificats n° RCA08-08-0003

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