

Trees Planting and landscaping

Within its Plan fraîcheur (coolness plan), the Borough of Saint-Laurent has adopted regulations on planting, protecting and cutting down private trees, thereby helping to preserve the estimated 112,000 trees in its tree heritage, to increase greening throughout its territory and to mitigate heat islands.

A certificate of authorization must be obtained from the Borough before proceeding to the landscaping of a lot.

Procedure

To submit an application for a certificate of authorization, the *Application for a landscape certificate* must be filled out and enclosed with the other required documents. These documents must be submitted to the *Division des permis et des inspections*, 777, boulevard Marcel-Laurin.

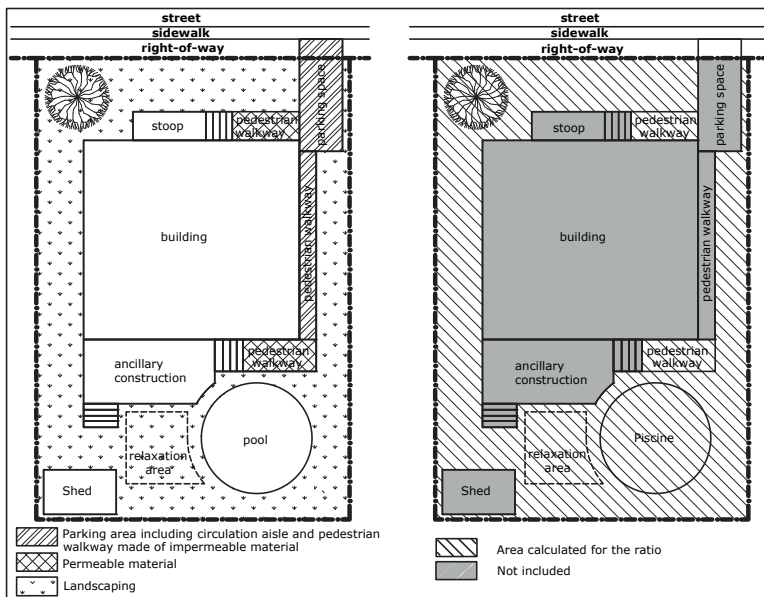
Costs

There is no charge for processing the application.

Dispositions générales

- A property must comply with the minimum green space/land ratio, as specified in the zoning chart. This ratio indicates the minimum proportion of a property requiring landscaping. In addition to landscaping, the calculation of minimum green space includes swimming pools, spas and pedestrian walkways made of permeable material. (figure 1).

Figure 1 : Example of property landscaping



- Landscaping is defined as the organization of the outdoor space composed mainly of greenery planted on the ground (plants, ground coverings, flowers, shrubs, trees) and able to include a small proportion of a permeable surface forming the boundaries of a relaxation area, a surface such as mulch and, where authorized, synthetic turf.

- A gallery, stoop, patio, terrace or gazebo does not constitute landscaping nor a rest area.
- Unless otherwise stated, no development of land is permitted within 1.5 m of the sidewalk.
- A tree may not be planted within 2 m of a fire hydrant, service entrance or street lamp.
- Artificial or synthetic turf is permitted in a backyard that is not within the front setback. Nevertheless, for sports or playgrounds in schools and daycares, synthetic or artificial grass is permitted in the backyard and side yards. In all cases, the specified minimum green space ratio must be respected.

Green strip

Single-family home

- For a single-family home, all vehicle paving must be bordered by a 1-metre-wide green strip along that part of any lot line other than a front line, located in the front yard or in the front setback of a backyard.

Commercial building

- A property occupied by a new commercial building must have a green strip at least 2.5 m wide along the lateral lines when there is no common vehicle access with the neighbouring property and along the rear line to allow for the planting of medium and large size trees.
- For a "fuel retail commercial establishment (c4)" use, any space within a front setback except for an access, must be grassed and landscaped. In addition, a continuous 3 metre-wide strip must be grassed along any lateral and rear lot line.

Bâtiment industriel

- A property occupied by a new industrial building must have a green strip at least 2.5 m wide along the lateral lines when there is no common vehicle access with the neighbouring property and along the rear line to allow for the planting of medium and large size trees.
- A green strip must surround any main industrial building, any extension to the ground floor of a main building, and adjacently to any new location of the exterior wall of any main building where part of the floor area has been demolished, in accordance with the following requirements :
 - The green strip must be continuous throughout the perimeter of the main building or the part of the main building, as applicable, except for an access or a loading area.
 - The green strip must at least 3 m wide.



Trees

Planting and landscaping

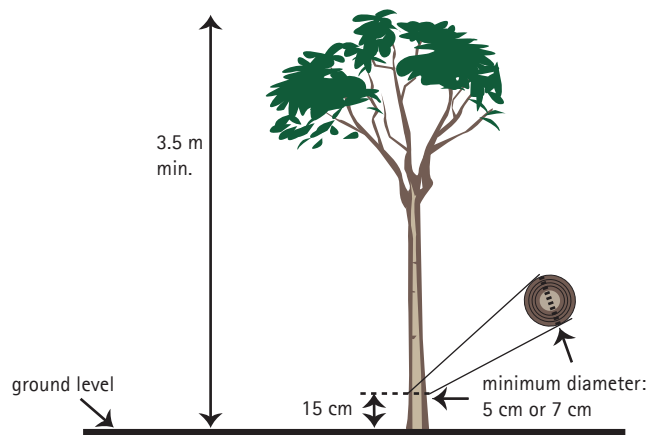
- The green strip must be grassed and planted with trees, shrubs or flowers.
- The green strip must be protected by a continuous border of concrete poured on site and at least 15 cm high and at least 15 cm wide.

Tree planting for all construction projects

Tree planting is required for any new construction project or expansion of a main building, as follows :

- For a building in the "Residential", "Retail", "Service or "Industrial" use group, a medium or large growth tree per 200 m² of land area.
 - Excluded from the calculation are the main building, ancillary building, swimming pool, parking area, vehicle driveway, loading space, surface retention equipment and woodland identified in the zoning plan.
- If the excess street right-of-way does not allow for public trees to be planted within the street alignment, the required trees must be planted, as a priority, in the front setback within the street alignment at a minimum distance of every 6 metres from one another.
- A leafy tree, when planted, must have a minimum height of 3.5 metres, measured from its base, up to its highest point. In addition, the tree must have :
 - Have a trunk whose diameter is at least 5 cm measured at a height of 15 cm from the ground for properties having a residential building within use class h1 (1 dwelling), h2 (2 unit dwelling) or h3 (3 or 4 unit dwelling) except if it is planted in the front setback within the street alignment where the diameter must be at least 7 cm;
 - Have a trunk with a minimum diameter of 7 cm, measured at a height of 15 cm from the ground, for properties having a building in use class h4 (dwelling with 5 housing units or more) or in use group "Retail business", "Service business" or "Industrial firm". (figure 2).

Figure 2 : Minimum dimensions of a tree when planted



- An evergreen tree, when planted, must have a minimum height of 1.75 m, measured from its base, up to its highest point.
- The tree must be planted before the expiry date of the building permit.
- Where the land does not allow for the planting of the trees specified in the permit, the competent authority may authorize different planting, provided that the mature canopy is equivalent.
- The planting holes for an isolated tree, excluding a parking or paved area, must have the following dimensions :
 - A depth of the same height as the root ball and at least 50 cm.
 - A width of at least 2 times the diameter of the root ball and at least 50 cm in diameter.
- The planting hole, for an isolated tree, in a paved surface must have a minimum depth of 0.9 m and a minimum volume of soil of 10.5 cubic m for a medium or large growth tree.
- For a group of trees, the planting holes must be continuous and respect the above-mentioned planting holes.

Restrictions

- It is prohibited to plant, grow, maintain or conserve these species of trees on private property within the specified minimum distance between the tree and a sidewalk or street, circulation aisle, parking lot, underground public utility pipe, foundation wall or swimming pool :
 - Poplar (all *populus*) : 30 m
 - Silver maple (*acer saccharinum*) : 10 m
 - Weeping willow (*salix alba tristis*) : 10 m
 - White willow (*salix alba*) : 10 m
 - Fragile willow (*salix fragilis* and *salix nigra*) : 10 m
- It is prohibited to use certain invasive plant species throughout the Borough of Saint-Laurent, including in the vicinity of Bois-de-Liesse, Bois-de-Saraguay and Des Sources nature park. This list may be consulted in section 3.10.2.1 of the zoning bylaw RCA08-08-0001.



Renseignements : 311 – ville.montreal.qc.ca/saint-laurent/infofiches

Cadre légal : Règlement sur le zonage n° RCA08-08-0001

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APPLICATION FOR A LANDSCAPE CERTIFICATE

All fields must be completed and all required documents must be submitted with the application.
Incomplete applications will not be considered. Please note that the specific zoning clauses must be verified.

REQUIRED DOCUMENTS

- ☐ **3 copies** of the landscaping plans made by an expert at a scale of 1:250 or bigger.
The plan must contain the following informations:
- the tree species that will be planted and their dimensions for planting;
 - the canopy index of the trees at maturity and the time frame to reach that maturity;
 - the location of the proposed landscaping;
 - the dimension of the planting hole;
 - the proposed green space pourcentage and the green space/land proportion.
- ☐ **2 copies** of the certificate of location, to scale.

1. LOCATION OF THE LANDSCAPE WORK

Address			
Number of trees	Green space/land proportion	Scheduled work date	Value of the work
Type of building Residential H1 H2 H3 <input type="checkbox"/> Residential H4 H5 H6 <input type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/>			

2. APPLICANT

Name	Name of person in charge		
Full address			Postal code
Telephone	Email address		

3. ESTABLISHMENT

Name of the establishment

4. LANDSCAPE ARCHITECT

Name of the firm	Name of the contact person		
Full address			Postal code
Telephone	Email address		

5. SIGNATURE

I certify that the information provided is accurate.	
I acknowledge that any error or omission could result in the cancellation of this application and the certificate.	
First and last names	
Signature	Date

À L'USAGE DU BUREAU SEULEMENT

Nombre d'arbre(s) planté(s)	Numéro du permis de construction	Numéro de requête CCU	Numéro du certificat d'autorisation
Date de visite	Approuvé par	Approbation en date du	
Note			