

In order to promote harmony in exterior appearance, the Borough of Saint-Laurent has adopted regulations to guide the construction of certain structures that are accessory to a residential building.

A permit or a certificate of authorization must be obtained from the Borough prior to installing or constructing an awning<sup>1</sup>, an overhang, or a canopy<sup>2</sup>.

### Process

To submit a request for a permit or an authorization certificate, the form, "Demande de permis de construction pour une construction accessoire" must be filled in and attached to the required documents. These documents must be submitted to the Division des permis et des inspections, located at 777, boulevard Marcel-Laurin.

### Costs

Fees are required to process a request.

### Awning and overhang integrated with the building

(figure 1)

#### Front yard and front setback

- Maximum encroachment on the setback: 2.15 m
- Minimum distance from a lot line: 75 cm
- Minimum distance from a lot line located beside a party wall: 0 m
- Minimum distance from a street line: 1.50 m

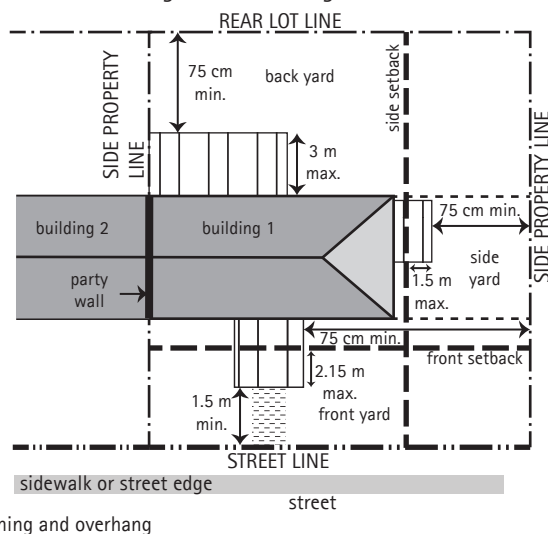
#### Side yard and side setback

- Maximum encroachment on the setback: 1.50 m
- Minimum distance from a lot line: 75 cm

#### Back yard and rear setback

- Minimum distance from a lot line: 75 cm
- Minimum distance from a lot line located beside a party wall: 0 m
- Maximum projection: 3 m

Figure 1: Location of an awning and an overhang

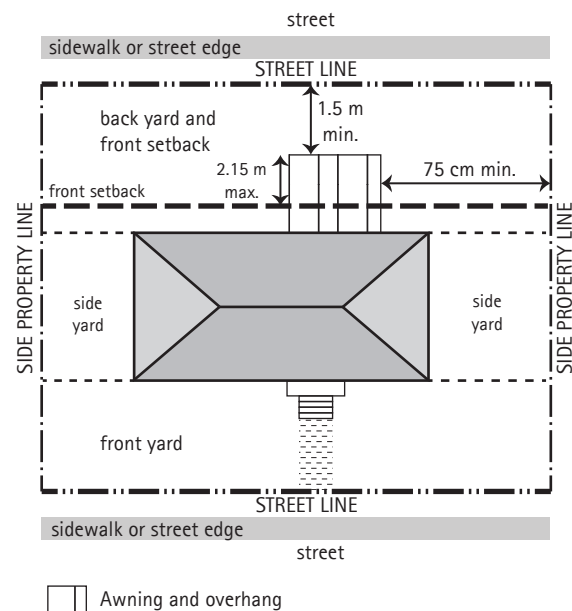


### Back yard and front setback in the case of a transverse lot\* (figure 2)

- Maximum encroachment on the setback: 2.15 m
- Minimum distance from a lot line: 75 cm
- Minimum distance from a side lot line located beside a party wall: 0 m
- Minimum distance from a street line: 1.50 m

\* A lot fronting on 2 parallel streets (see figure, below).

Figure 2: Location of an awning or an overhang on a transverse lot



### Canopy (figure 3)

#### Front yard and front setback

- Minimum distance from a street line: 3 m
- Minimum distance from a lot line: 2 m
- Minimum distance from a lot line located beside a party wall: 0 m
- Maximum projection: 4.50 m

#### Side yard and side setback

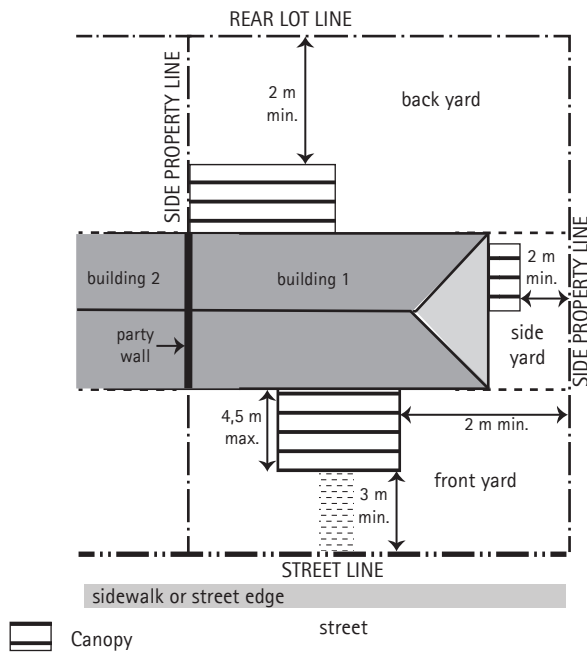
- Minimum distance from a side lot line: 2 m

#### Back yard and rear setback

- Minimum distance from a lot line: 2 m
- Minimum distance from a lot line located beside a party wall: 0 m



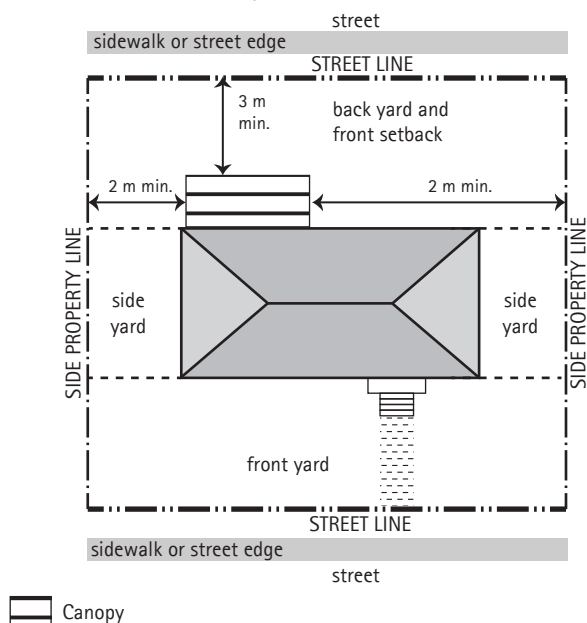
Figure 3: Location of a canopy



Back yard and front setback in the case of a transverse lot (figure 4)

- Minimum distance from a lot line: 2 m
- Minimum distance from a lot line located beside a party wall: 0 m
- Minimum distance from a street line: 3 m

Figure 4: Location of a canopy on a transverse lot



### Definitions

<sup>1</sup>**Awning:** Covering supported by framework projecting from a building, intended to protect people and objects from bad weather or the sun.

<sup>2</sup>**Canopy:** Construction in the form of a roof projecting from a building and supported on columns or posts.



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

Legal framework: Règlement sur le zonage n° RCA08-08-0001  
Règlement sur les tarifs n° RCA18-08-1

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