

The Borough of Saint-Laurent has adopted regulations on lot subdivisions to guide development within its jurisdiction, which introduce concepts related to the natural and built environment, design quality and public safety.

A subdivision permit from the Borough is required prior to division, subdivision, replacement, cancellation or correction of lot numbers (cadastral operation).

Process

To present a subdivision permit request, the form, "Demande de permis de lotissement", 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.

Note that fees related to contributions for park purposes may apply, depending on the regulations in effect. In that case, the property owner must, at the discretion of the Borough Council, make one of the following contributions:

- Convey to the Borough, a lot area, part of the site, equivalent to 10% of the site.

OR

- Provide to the Borough a compensatory sum equivalent to 10% of the real value of the site.

OR

- Convey a portion of the property and provide a compensatory sum. The value of the land to be conveyed and the monetary amount must total 10% of the real value of the site.

Cadastral operation

All lots must be identified by a lot number and represented on a cadastral parcel plan prepared by a land surveyor, indicating length, depth, area, shape, and position with respect to its surroundings.

Provisions

A cadastral operation must be done by a land surveyor respecting the following criteria:

- Allow for the construction of a building on a lot based on what the current zoning bylaw prescribes.
- Allow for a use on a lot based on what the current zoning bylaw prescribes.
- Ensure integration of municipal services to the established networks.
- Include existing and planned circulation corridors, as well as parks.
- Include criteria and objectives applicable to a Site Planning and Architectural Integration Program (SPAIP). For more information, consult the information sheet, "Regulations: Site Planning and Architectural Integration Program".

Restrictions

It is prohibited in a cadastral operation to create a remainder lot, an enclosed lot, or a lot that does not conform to municipal bylaws.

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

Legal framework:

Règlement sur le lotissement n° RCA08-08-0002

Règlement sur les tarifs n° RCA18-08-1

Règlement relatif à la cession pour fins d'établissement, de maintien et d'amélioration de parcs, de terrains de jeux et de préservation d'espaces naturels sur le territoire de l'arrondissement de Saint-Laurent n° 08-005

Règlement relatif à la délivrance de certains permis de construction n° 02-065

Notice: Certain specific provisions, not mentioned in this document, may apply. This information sheet has been prepared for the convenience of the reader and has no official status. Text accuracy is not guaranteed. For legal purposes, consult the official French version of the bylaw and all its amendments.