

# Ancillary constructions and equipment

## Stoops, balconies and galleries

In order to promote harmony in exterior appearances, the Borough of Saint-Laurent has adopted regulations to guide the construction of certain structures accessory to residential buildings

A permit or a certificate of authorization must be obtained from the Borough prior to installing or constructing a stoop<sup>1</sup>, balcony<sup>2</sup>, or gallery<sup>3</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 inspection, located at 777, boulevard Marcel-Laurin.

### Costs

Fees are required to process a request.

### Installation standards (figure 1)

Stoops, balconies and galleries can be installed in any yard of a private lot, provided the provisions listed in this document are respected.

#### Front yard and front setback

- Maximum encroachment on the setback: 2.15 m
- Minimum distance from a side lot line: 2 m
- Minimum distance from a street line: 1.50 m
- Minimum distance from a lot line located beside a party wall: 0 m

#### Side yard and side setback

- Minimum distance from a side lot line: 2 m

#### Back yard and rear setback

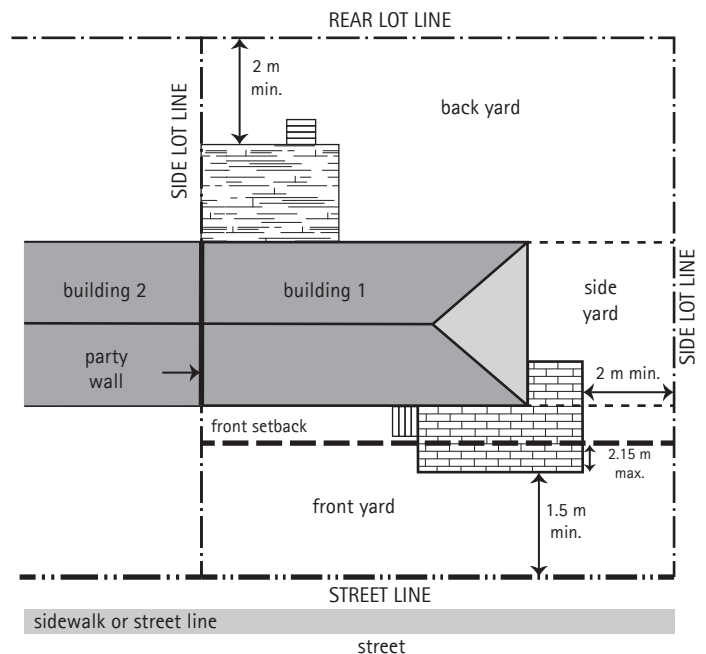
- Minimum distance from a side lot line: 2 m
- Minimum distance from a rear lot line: 2 m
- Minimum distance from a lot line located beside a party wall: 0 m

#### Back yard and front setback in the case of a transverse lot\*

- Maximum encroachment on the setback: 2.15 m
- Minimum distance from a street line: 1.5 m
- Minimum distance from a side lot line: 2 m
- Minimum distance from a side lot line located beside a party wall: 0 m

\* A lot fronting on 2 parallel streets.

Figure 1: Location of a balcony, a stoop or a gallery



#### Balcony or gallery located in a back yard on an upper floor of a semi-detached house or a contiguous dwelling

A balcony or a gallery can be constructed in a back yard on an upper floor of a semi-detached house or a contiguous dwelling, provided the following provisions are respected:

- Only 1 balcony or gallery is permitted per dwelling.
- The maximum depth of a balcony or a gallery is 2.5 m.

### Definitions

<sup>1</sup>**Stoop:** Small staircase ending in a platform providing access to the ground floor.

<sup>2</sup>**Balcony:** Platform projecting from a facade, surrounded by a railing and communicating with the interior of the building through one or more openings.

<sup>3</sup>**Gallery:** Platform not closed off from the exterior, projecting from one or more walls of a building, surrounded by a balustrade or railing and giving access directly to the ground.

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

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.