

In order to promote harmony in exterior appearance and ensure public safety, 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 solarium¹.

Process

To submit a request for a permit or an authorization certificate, the form, "Demande de permis de construction pour l'agrandissement du bâtiment principal", 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.

Single-family home (figure 1)

- For a detached or a semi-detached house, the minimum rear setback for a solarium is reduced by 1.60 m, but cannot be less than 6 m.
- For a semi-detached house, a minimum distance equal to the depth of the solarium must be provided between the exterior solarium side wall and the side lot line (figure 2).
- The solarium design must respect the following conditions:
 - Be located on the ground floor of the building.
 - Be contiguous to the rear wall of the building.
 - Extend no more than 60% of the rear wall of the building.
 - Have at least 70% of walls glazed or comprised of windows.
 - If the solarium rests on piles or pillars, this low part of the structure must be screened.
- Non-glazed elements must be faced in the same exterior cladding material as used on the ground floor of the building.

Buildings with 2 dwellings or more

Since the construction or installation of a solarium is considered an extension, it must comply with the *Règlement sur le zonage* n° RCA08-08-0001, available in French only.

Figure 1: Location and dimensions of a solarium for a single-family house

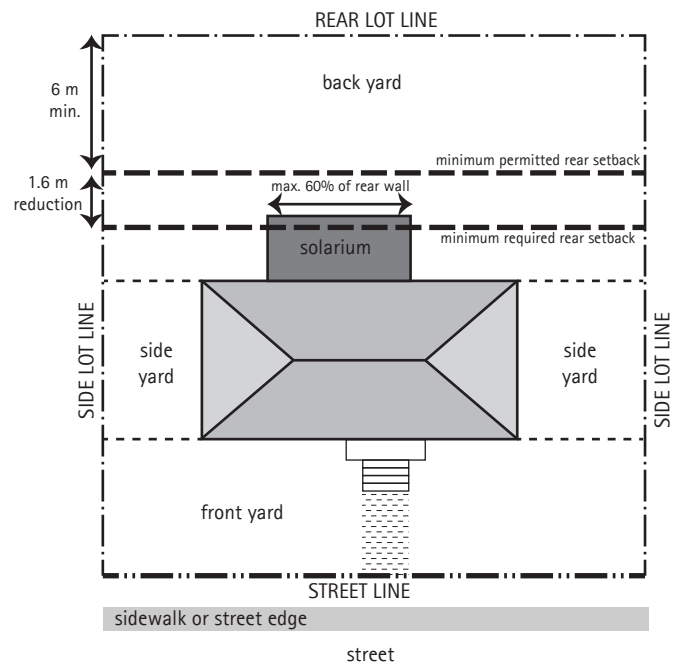
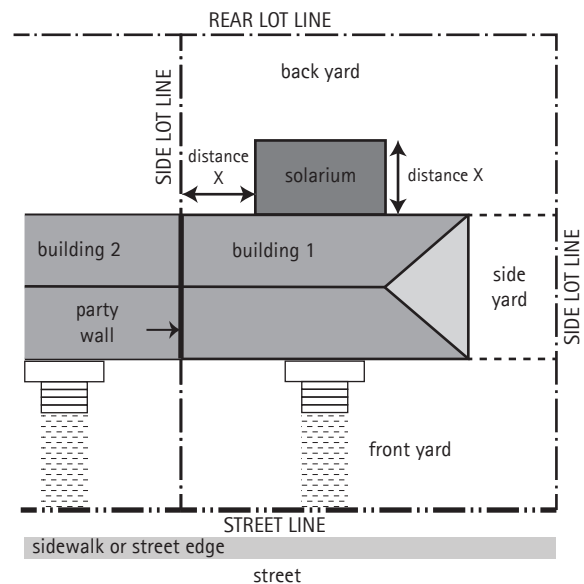


Figure 2: Location and dimensions of a solarium for a semi-detached single-family house



Definition

¹**Solarium:** Part of a main residential building comprised of a habitable floor area with a significant portion of exterior walls in glass.



Information: [311 - ville.montreal.qc.ca/saint-laurent/infosheets](http://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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