

Some types of works are considered repair or renovation work. No permit or authorization certificate is necessary for these types of projects.

Types of works not requiring a permit or an authorization certificate

- Minor repairs and normal maintenance. For example, filling cracks in a foundation, repairing joints in a brick wall, etc. Note that this excludes modifications to foundations, structures, exterior or interior walls, and floor areas.
- Replacement of doors or windows, on condition that dimensions are not modified, nor is a window replaced by a bay window.
- Replacement or installation of kitchen or bathroom cabinets.
- Temporary structures used on construction sites. Such structures must be removed or demolished within 30 days following the end of work.
- Interior painting, staining, varnishing work, etc.
- Installation, repair, or replacement of electric equipment or wiring situated within a structure.
- Repair or replacement of roofing as long as the new roof has the same shape and permanent load as the one it replaces, except for flat roofs or roofs with a low slope (inferior to 2:12 or 16.7%).
- Installation of a permanent air conditioner or heat pump.
- Installation or construction of a fence, wall or low wall.
- Installation of a gazebo, provided that it meets the following conditions:
 - It must be located in the back or side yard.
 - Its maximum area is 15 m².
 - The maximum height measured from the surface on which is installed the gazebo is 3.7 m.
 - The minimum distance from all property lines is 0.75 m.
- Installation of a building used to store gardening equipment, provided that it meets the following conditions : (figure 1)
 - It must be located in the back yard.
 - The maximum gross floor area is 12 m².
 - The maximum height measured from the ground to the roof peak 3 m.
 - The minimum distance from all property lines other than the street line is 0.75 m.
 - The minimum distance from the edge of the roof to any lot line other than a street line is 0.45 m (figure 2).
 - For transverse lots, no encroachment is allowed in the front setback.

Figure 1 : Location of building used for storing gardening equipment.

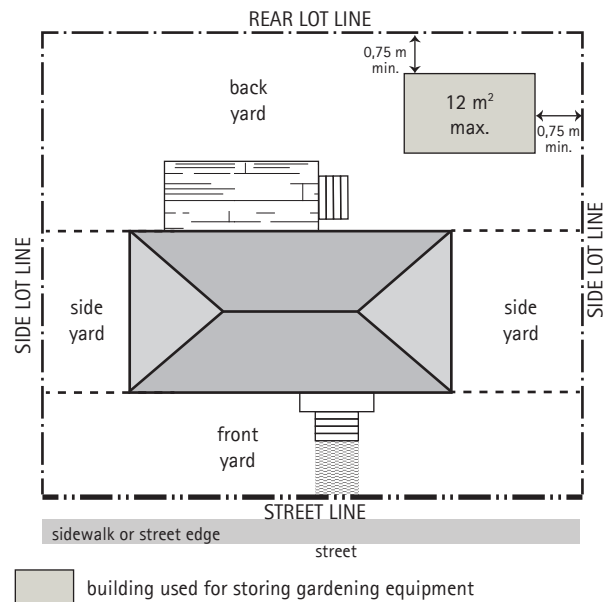
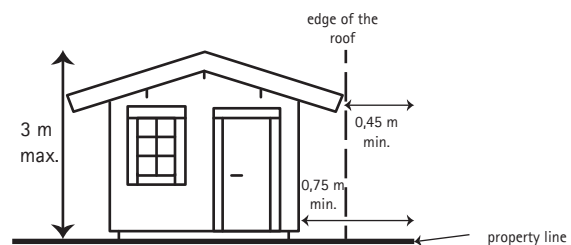


Figure 2 : Distance and height of building.



Installation of a debris container

Note that if any project of the types listed above requires installation of a debris container on the public right-of-way, a public domain occupation permit must be obtained. For more information, consult the information sheet, "Regulations: Occupation of the public domain".

Even if no permit is necessary, certain work must nevertheless meet the requirements specified in the Borough's zoning Bylaw.



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

Legal framework:

Règlement sur la régie interne des permis et des certificats n° RCA08-08-0003

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