

Regulations Offices in Industrial Zones

The Borough of Saint-Laurent has begun reconsidering the use of industrial spaces already built on its territory. Given the growing service-based economy consuming less space, the constant decline in traditional manufacturing jobs and the big change in industrial needs in terms of construction, layout and location, the upper floors of existing buildings are being under-utilized.

From now on, under the *Règlement sur les usages conditionnels* (the Bylaw on conditional uses), a professional, financial services firm and business offices may therefore be set up in a building located in an industrial zone, except for those zones located in the Technoparc¹.

An application for conditional use must be submitted, however, and then a certificate of authorization of use must be obtained from the Borough before setting up such a use.

Process

To submit an application for conditional use, the "Application for conditional use permit" must be filled out and enclosed with the other required documents. These documents must be submitted to the Division des permis et des inspections, 777, boulevard Marcel-Laurin.

The application will then be forwarded to the Advisory Committee on Planning (ACP) to evaluate compliance with the evaluation criteria.

Costs

There is a processing fee for handling such applications.

Evaluation criteria

The possibility of allowing a professional, financial services firm and business offices to be set up in a building in an industrial zone, except for those zones located in the Technoparc, is evaluated on the basis of the following criterias:

- The use is confined to the inside of an existing building and should be located on floors above the first floor.
- The use should be confined to an existing space already set up for this purpose.
- The use should not result in increasing the gross floor space of the building that it occupies, nor should it reduce the floor space intended or that may be intended for industrial uses.
- The use should be served by the minimal number of parking spaces required for such use in accordance with applicable standards, in addition to the minimum number required for the other use(s) of the building.
- The grounds on which the use is carried out should be landscaped in such a way as to increase the green space/property ratio and the number of trees planted there.
- Conservation of the existing trees on the property should be maximized, particularly along public roadways.
- The use should not cause any parking or traffic problems in the area.

Procedure

The following procedure presents the various steps involved in processing the application:



For more information on conditional uses, consult the fact sheet on "Regulations: Conditional uses".

For more information on the Advisory Committee on Planning, consult the fact sheet on "Regulations: Advisory Committee on Planning".

¹ Industrial zones located in the Technoparc: I04-001, I04-003, I04-004, I04-008, I04-010, I04-011, I04-012, I04-014, I04-015, I04-017 and I04-018

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

Legal framework: Règlement sur le zonage n° RCA08-08-0001
Règlement sur les tarifs n° 18-08-1
Règlement sur les usages conditionnels n° RCA06-08-0020

Please note: Certain specific conditions not mentioned herein may apply. This information has been prepared for the reader's convenience and has no official value. No guarantees are offered with regard to the accuracy of the text. For all legal purposes, the reader will have to consult the official version of the bylaw and each of its amendments