DEFINITION

GARDEN SHED
Accessory building used to store equipment for the maintenance of the lot and the property.

CAR SHELTER
Structure attached to a main building, comprising a roof supported by pillars, entirely open on the sides, for the purpose of sheltering one or more cars.

ACCESSORY BUILDING
Building other than the main building, built on the same lot as the latter and serving exclusively to house one or more accessory uses to those of the main building.

GARAGE
Accessory building used exclusively to store one or more motor vehicles for domestic use.

SERVITUDE ON YOUR LOT?

An accessory building must not be built within a servitude (utility right-of-way). To check whether any public or private servitudes cross your lot, please consult the certificate of localisation for your property.

IMPORTANT NOTICE

The information provided in this leaflet is based on Zoning By-law RCM-60A-2015 of the City of Dorval and is published here for information purposes only. It does not replace the provisions contained in the official by-laws.

Further standards may apply to certain lots (corner lot, lots in flood zones, heritage zone, etc). Please contact the Urban Planning Department for more information.

CONTACT US

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EN

DETACHED ACCESSORY BUILDING

ANSWERS TO YOUR QUESTIONS!

DORVAL

DID YOU KNOW?

Construction of a detached accessory building is authorized by the City of Dorval, with a permit. Prepare your documents and submit your application to the Urban Planning Department. Make sure you have your certificate of authorization in your possession before you start the work.

RESPECT AND GOOD NEIGHBOURLINESS

Please remember that any accumulation of snow or stormwater runoff must not be placed on or directed towards a neighbouring lot.

DETACHED GARAGE AND CAR SHELTER

A single detached garage or car shelter is authorized, under the following conditions:

> Installation site[1]
- No encroachment onto the front setback is permitted;
- Minimum distance from a side boundary: 1.5 m (4′ 11″);
- Minimum distance from a rear boundary: 1.5 m (4′ 11″);
- Maximum footprint for a detached garage, detached car shelter or a combination of the two: 56 m² (602.78 ft²).

> Height
- Maximum height: 1 storey / 4.5 m (14′ 9″).

> Dimensions
- Minimum length: 6 m (19′ 8″);
- Minimum width: 3.3 m (10′ 10″);
- Minimum distance between the garage or car shelter and the main building: 1.8 m (5′ 11″).

1. In the case of a car shelter, the distance is calculated from the exterior face of the support posts for the roof.

GARDEN SHED

Only one garden shed is authorized in the “residential neighbourhoods” zone[2], under the following conditions:

> Installation on site
- Must be installed in the side or rear yard only;
- Minimum distance from the side boundary: 0.61 m (2′);
- Minimum distance from the rear boundary: 0.61 m (2′);
- Minimum distance from a main building in the case of a detached building for storing gardening equipment: 1.5 m (4′ 11″);
- Maximum footprint: 19 m² (205.51 ft²).

> Height
- Maximum height: 1 storey / 3.7 m (12′ 2″).

2. Please refer to the zoning plan to determine which zone your lot is located in.

KIOSK, SUMMER HOUSE, NON-DEMOUNTABLE GAZEBO

A kiosk, a summer house and a non-demountable gazebo are authorized in the “residential neighbourhoods” zones[2], under the following conditions:

> Installation site
- Must be installed in the rear yard and setback only;
- Minimum distance from the side boundary: 2.1 m (6′ 11″);
- Minimum distance from the rear boundary: 2.1 m (6′ 11″);
- Minimum distance from a main building, when detached from it: 1.5 m (4′ 11″).
- Maximum area: 19 m² (205.51 ft²).

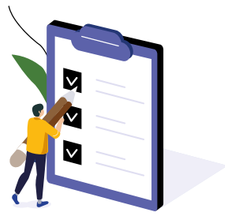
> Height
- Maximum height: 3.7 m (12′ 2″).

N.B. The measurements in feet and inches are for information purposes only.

ARCHITECTURE

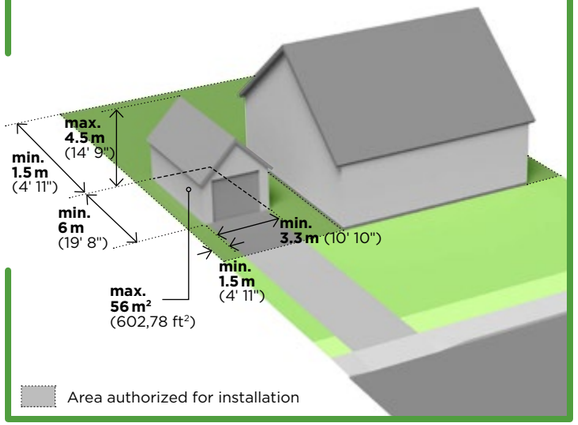
The cladding materials authorized for an accessory building must harmonize with those of the main building:
- Slate;
- Architectural concrete;
- Architectural concrete block;
- Painted or stained wood, excluding any chipboard not designed for exterior use;
- Brick. The brick must not be painted;
- Copper;
- Baked enamel-coated steel siding;
- Baked enamel-coated aluminium siding;
- Vinyl siding;
- Marble, granite;
- Oxidized steel panels;
- Exposed aggregate panels;
- Natural and artificial stone;
- Dryvit-type cladding;
- Stucco, acrylic;
- Tempered glass (curtain wall).

Any exterior wood surface must be protected against the weather by recognized, authorized products. However, cedar wood may be left in its natural state.



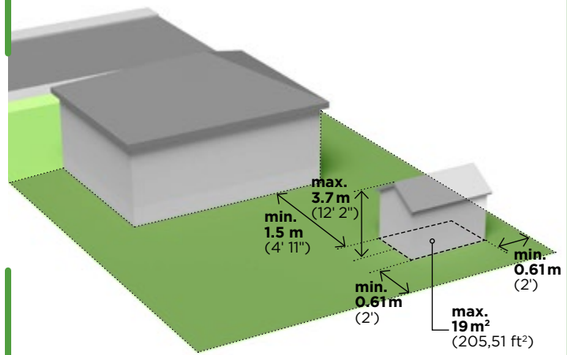
Specific supplementary regulations may apply to a corner lot (lot located at the intersection of two streets or segments of street).

Detached garage and car shelter



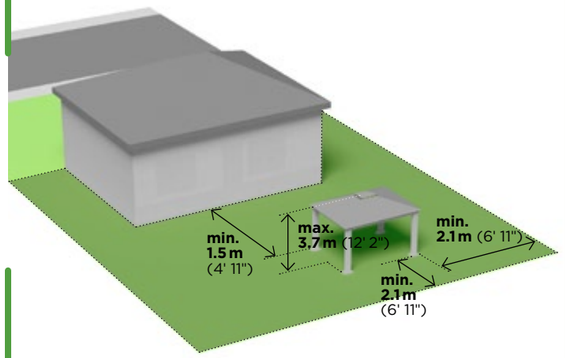
Area authorized for installation

Garden shed



Area authorized for installation

Kiosk, summer house, non-demountable gazebo



Area authorized for installation