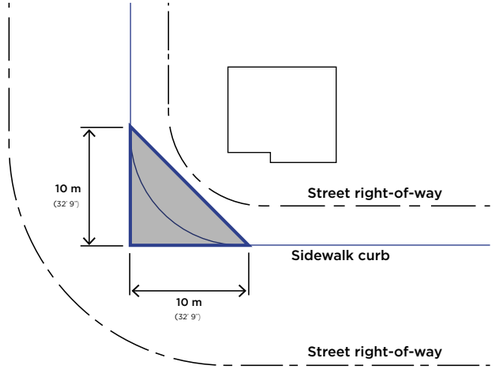
DEFINITION

TRIANGLE OF VISIBILITY

10 m (32' 9") triangular space adjacent to the intersection of two streets.



SERVITUDE ON YOUR LOT?

A fence cannot be constructed 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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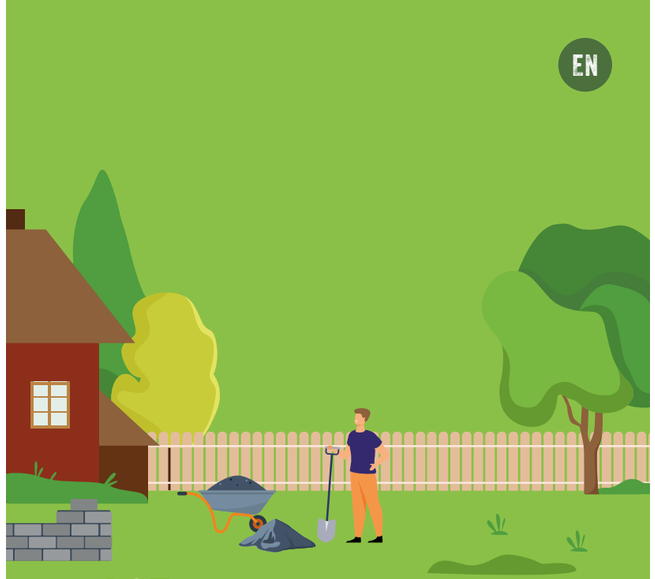
EN



LOT LANDSCAPING, FENCE, RETAINING WALL, OR WALL

ANSWERS TO YOURS QUESTIONS!

DORVAL

DID YOU KNOW?

Before starting certain types of landscaping on your lot, you will need to obtain a permit from the City of Dorval. 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

Discuss your project with your neighbours. They will be grateful, and they might also offer constructive suggestions. Disputes associated with openings along shared boundary lines are governed by the Québec Civil Code.

MAINTENANCE OF A LANDSCAPED LOT OR OPEN SPACE

- A lot must be cared for, maintained in good condition, free of weeds and tall grasses, and especially of any debris, scrap materials, junk, etc.;
- The owner must mow the setback margin for the public street right-or-way adjacent to the lot;
- Any space on a lot left open for any use or construction must be grassed or landscaped;
- The use of synthetic grass is prohibited as a ground cover for open spaces, except as a surface for sports field play areas.

TRIANGLE OF VISIBILITY

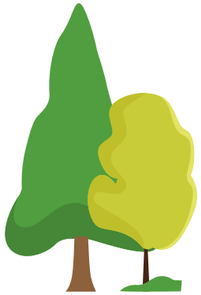
- A triangle of visibility free of any obstacle higher than 0.8 m (2’ 7’’) must be maintained;
- A structure supported on a single post or not attached to the ground may encroach on the triangle of visibility provided that it is at least 2.7 m (8’ 10’’) above grade level;
- Any parking space within this triangle is prohibited;
- This measurement does not apply when it has been determined, after inspection, that a hedge located within the triangle of visibility, and with a height greater than 0.8 m (2’ 7’’), does not constitute an obstacle that could affect traffic safety at the intersection. This also applies to an intersection with traffic lights.

DRIVEWAY (CURB CUT)[1]

- Maximum number of driveways: two per main building;
- A maximum of two driveways per lot on the same street is permitted;
- Width of a driveway: min. 3 m (9’ 10’’);
- A driveway must be at a distance of at least 7.6 m (24’ 11’’) from the intersection of two street lines;
- Any driveway, and any structure defining it, must be at a level equal to or lower than the sidewalk over a distance of at least 60 cm (2’) measured from the sidewalk.

> The following provisions apply to a single, two or three-family dwelling:

- An existing driveway may be widened up to a maximum width of 6 m (19’ 8’’);
- A second driveway may be installed on the opposite side of the lot provided that the total width of the two driveways does not exceed 6 m (19’ 8’’);
- Parking is not permitted in the side yard adjacent to an attached garage if the distance between the garage wall and the side boundary line is less than 3 m (9’ 10’’);
- When the width of the garage exceeds 3 m (9’ 10’’), a driveway corresponding to the width of said garage, but no wider, is authorized;
- A maximum of 50% of the surface of the front yard of a single-family detached dwelling can be paved.



OBLIGATION TO INSTALL A FENCE

> The installation of a fence is required in the following cases:

- Outdoor storage;
- Installation of an in or above-ground swimming pool;
- Structure or excavation presenting a danger to public safety.

AUTHORIZED MATERIALS

> A fence must be constructed using one or more of the following materials:

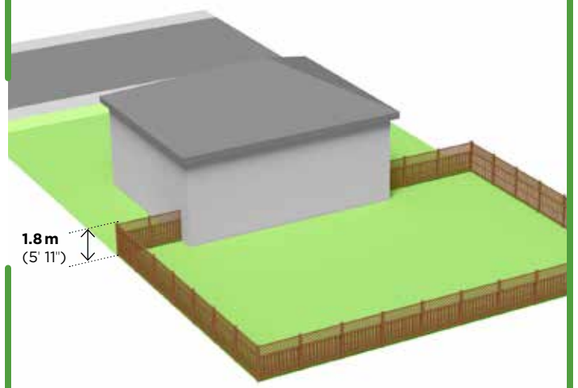
- Factory-enamelled steel;
- Wrought iron;
- Metal (chain link fencing only, galvanized or vinyl-coated);
- Wood treated for exterior use, painted, stained or varnished;
- Polyvinyl chloride (P.V.C.).

Any walling must be constructed using masonry materials.

PROHIBITED MATERIALS

- Barbed wire;
- Chicken wire;
- Metal sheet;
- Rough-sawn or untreated lumber.

Fence



INSTALLATION SITE

- A fence, wall or hedge may be installed in all yards and setbacks with the exception of the front yard of a lot in the “old village” and “central urban sector” zones[1].

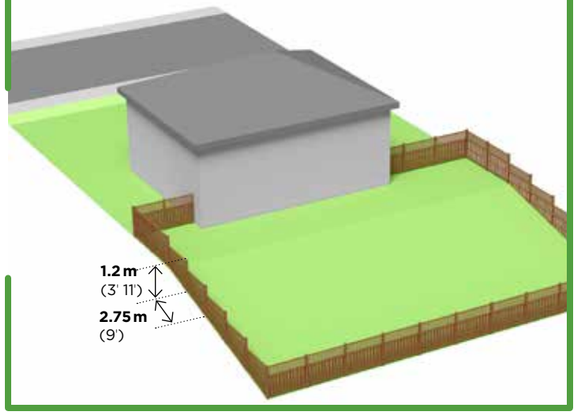
HEIGHT

- Maximum height: 1.8 m (5’ 11’’);
- For a lot in a “residential neighbourhoods” zone[1], at a distance of 2.75 m (9’) from the façade of a main building, the maximum height is reduced to 1.2 m (3’ 11’’) in the front yard;
- In the case of a sloped lot, for a fence installed in tiers, each section may not exceed 2.75 m (9’) in length and the maximum height is calculated per section.

SNOW FENCE

- Snow fences are prohibited, except on a construction site or to protect against wind or snow accumulation during the winter season.

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

N.B. The measurements in feet and inches are provided as a guideline only.

Fence | sloped lot