DEFINITION

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.

ATTACHED OR INTEGRAL GARAGE
Accessory building forming an annex to, or part of, the main building, in which to store motor vehicles exclusively, and in which one wall is shared over a distance of 50% of its length with a wall of the main building.

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

ATTACHED ACCESSORY BUILDING

ANSWERS TO YOUR QUESTIONS!

DORVAL

DID YOU KNOW?

Construction of an accessory building attached to the main 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 construction work may only be carried out between 7 a.m. and 9 a.m. on weekdays, and between 9 a.m. and 9 p.m. on weekends and holidays.

REVOLVING DOOR, PORCH OR ENTRANCE VESTIBULE (PERMANENT STRUCTURE)

Revolving doors, porches, and entrance vestibules are only authorized in “residential neighbourhoods” zones[1].

- Authorized in all yards;
- Maximum encroachment onto a setback: 1.55 m (5’ 1”);
- Maximum area of encroachment onto front and side setbacks: 3 m² (32.29 ft²).

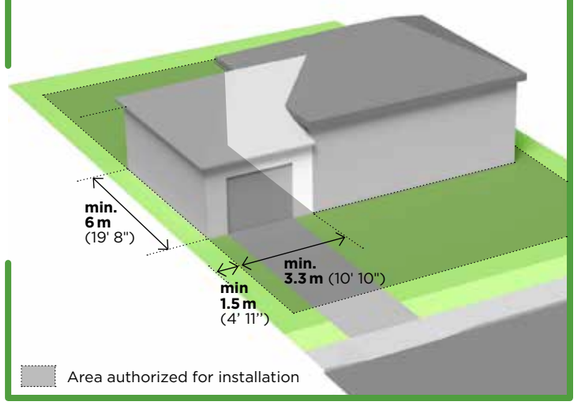
ENTRANCE STAIRS, BALCONY, VERANDA FORMING PART OF THE BUILDING

- Authorized in all yards;
- No encroachment authorized onto setbacks;
- A patio or terrace less than 60 cm (2’) in height is not considered a balcony or veranda.

In the “residential neighbourhoods” zones[1], a veranda on the ground floor and forming part of the building, including a roof overhang, must meet the following provisions:

- Maximum encroachment onto the front yard: 1.55 m (5’ 1”);
- Maximum area of encroachment onto the front setback: 2.8 m² (30.14 ft²);
- Maximum encroachment onto the rear yard: 3 m (9’ 10”).

Attached or integral garage and car shelter



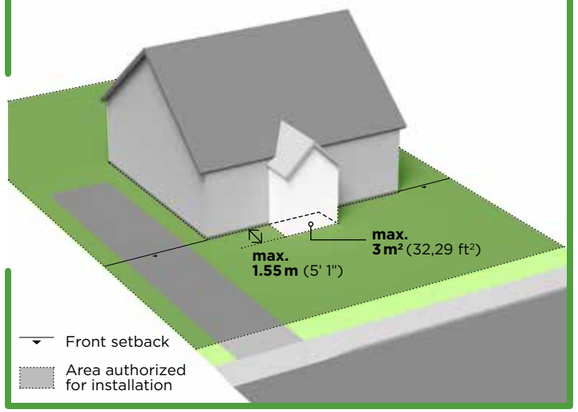
ARCHITECTURE

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.

Entrance vestibule



ATTACHED OR INTEGRAL GARAGE AND CAR SHELTER

Attached or integral garages and car shelters are authorized only in “residential neighbourhoods” zones[1], under the following conditions:

> **Installation site**

- Minimum distance from the front or rear boundary lines: setbacks applicable to the main building[1];
- Minimum distance from the side boundary line: 1.5 m (4’ 11”).

> **Height**

Maximum height: height applicable to the main building[1].

> **Dimensions**

- Minimum length: 6 m (19’ 8”);
- Minimum width: 3.3 m (10’ 10”);
- One wall is shared over a distance of 50% of its length with a wall of the main building.

SPAIP

The enlargement or conversion of a main residential building in a way that modifies its exterior volume is subject to the SPAIP By-law respecting SPAIPs. This procedure applies in all ”residential neighbourhoods”, “old village”, and “central urban sector” zones[1].

Despite the above, the addition or enlargement of a car shelter attached to the building is not subject to the SPAIP By-law respecting SPAIPs.

A Site Planning and Architectural Integration Plan (SPAIP) is a discretionary urban planning by-law that a municipality or city may adopt for certain categories of projects that would require qualitative evaluation when an application for a building permit or a certificate of authorization is made. This procedure allows for the quality of construction and architectural integration to be assured, while taking into account the conditions specific to each project.

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

SPAIP APPLICATION PROCEDURE

> **Submitting the application**

An application must be sent to the Urban Planning Department. The application must be signed by the applicant or, as needed, their authorized representative, and be accompanied by all the necessary information, plans, and documents.

> **Study of the application by the Urban Planning Department**

The Urban Planning Department will examine the project and verify its compliance with the Zoning By-law. The municipal official may request further information or documents in order to study the application.

> **Meeting with the Urban Planning Department**

A meeting between the Urban Planning Department and the professional responsible for drawing the plans is then required.

> **Examination by the Advisory Committee on Urban Planning**

The Planning Advisory Committee (PAC/CCU) will examine the SPAIP and verify its compliance. The Committee then presents its opinion and its recommendations to the municipal council.

> **Decision of the council**

The municipal council approves the plans by resolution if, in its opinion, they meet the objectives and criteria listed in the By-law.

MODIFICATIONS TO THE PLANS AND DOCUMENTS

Any change made to a project already approved will require a new approval process by the municipal council.