

Accessory Buildings

NO PERMIT

Zoning By-law No. 1369 Section 9.4

Unless otherwise specified in the zoning by-law, accessory buildings that are not attached to the dwelling (sheds, greenhouses, workshops, etc.) are permitted, provided that:

- there is already a dwelling on the property;
- accessory buildings are not and will never be used as residences or to house animals;
- the roof of the accessory building drains onto the property on which it is located;
- the minimum percentage of natural space specified in the table of uses and standards of the zoning by-law is met.

Number

The number of accessory buildings per property is limited to:

- 1 shed;
- 1 gazebo/rotunda/pavilion/kiosk.

Exception

For properties with a surface area of more than 1,000 square metres, the maximum number of gazebos/rotundas/pavilions/kiosks is increased to two.

Installation

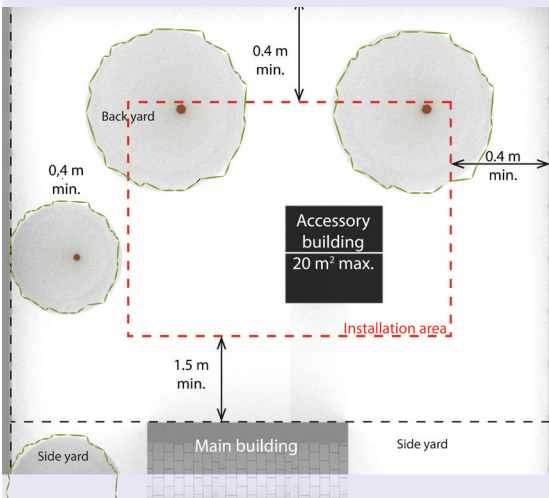
Accessory buildings must be located in the back or side yards.

Exceptions

In the case of through lots, accessory buildings are also authorized in the front yard opposite the main façade.

If the back or side yard of your lot faces a lake or river, accessory buildings are also authorized in the front yard, provided that the front setback area of the main building and the side setback areas meet the criteria set out in the by-law.

No accessory building may be constructed in public easements (Hydro-Québec, Bell, Gaz Métro, etc.).





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Location

Accessory buildings must be located at a minimum of:

- 1 m from the side and rear lines of the property, except for sheds that must be at a minimum of 0,4 m of said lines, provided that there are no side windows;
- 1.5 m from the main building or other accessory building.

Exception

If the ground area of an accessory building is greater than that of the main building, the distance between them must be at least 5 m.

Area

The total area covered by all of the accessory buildings must not exceed 10% of the property's total area.

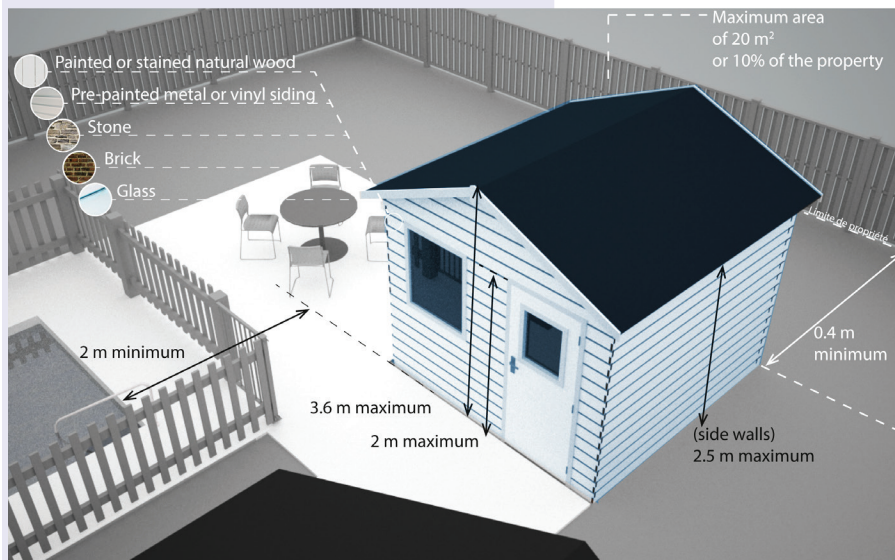
The maximum area of any accessory building is 20 square metres.

Exception

A private greenhouse may occupy up to 5% of the property's back yard area.

Dimensions

The maximum height of an accessory building's side walls is 2.5 m. The maximum height of an accessory building's main door is 2 m. The maximum height of a shed is 3.6 m from the ground to the roof ridge.



Materials

The selected surface materials must be in harmony with the exterior facing of the main building.

Permitted materials:

- Painted or stained natural wood
- Pre-painted metal or vinyl siding
- Stone
- Brick
- Glass

Prohibited material:

- Polyethylene as a surface or roofing material