



Planning and Environment Department
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GARAGE AND SHED - GÉNÉRAL INFORMATION

You will find hereafter, the list of the general documents to be submitted when applying for a building permit for a **Garage** or **Shed**.
 Note, the inspector may ask for *other documents* to complete your permit request.

Your e-mail is very important to accelerate the treatment of your permit requests

Any permit application must be submitted with the following documents :

- If you are more than one owner, a **letter of authorization** (proxy) from the other co-owners is mandatory to make a permit request.
- Implantation plan** showing the dimensions of the construction, the lot lines, the cadaster identification number (lot number), the existing constructions, the projected site of the construction and its setbacks from existing constructions, from lot lines and watercourse (15m and 30m water protection band from a watercourse) and all right of ways and all other pertinent information.
If you have a certificate of localization, Please, use it.
- Detailed Building plans to scale** of the projected construction including all sides of the constructions, the inside lay-out plans of each levels, all the projected bedrooms if any, the dimensions of the construction footprint, total height, maximum walls height, slope of the roof (must be less or equal to the slope of the main building), the type of foundation and the cross-section plan of the walls with the materials used.
- Evaluation of the **projected cost** of the construction and the **projected date** for the start and the end of its construction.
- The full name, address, phone number, e-mail and RBQ (Régie du bâtiment du Québec) no. of the **contractor**.
- Payment of the **building fee of 50\$** for a shed of a maximal area of less than or equal to 23 m² and **100.00 \$** for a separate conventional garage (less than 100m²) and a shed of an area of more than 23m².

Standards to respect - Minimum setbacks and dimensions :

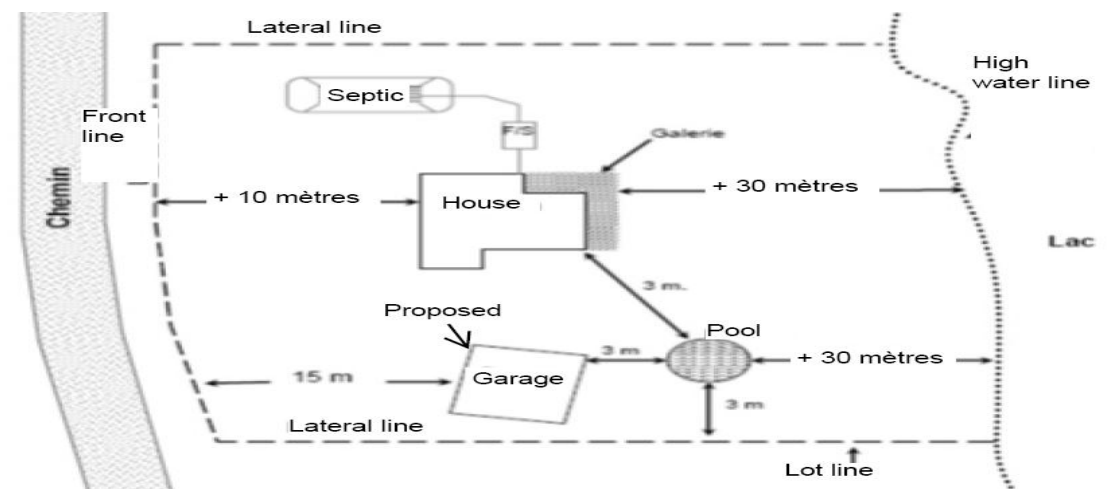
mc=m²=meter squared

ACCESSORY CONSTRUCTIONS	MINIMUM SETBACK			MAXIMUM WIDTH		Maximum	Maximum height		Distance
	Front/Road	Lateral side	Back	Front	Lateral side	Surface area	Walls	Total	Other building
Standard garage	10 m	1,0 m	1,0 m	12,0 m	12,0 m	100,0 s.m.	2,7 m	4,8 m	2,0 m
Garden shed	10 m	1,0 m	1,0 m	4,8 m	4,8 m	23,0 s.m.	2,5 m	3,6 m	2,0 m

In many zoning, there is an authorized maximum number of 3 secondary buildings and a total maximal authorized area of secondary buildings generally varying from 100 meter squared to 150 meter squared.

The construction of an oversized garage (higher heights and bigger area) is possible in some zones and under special conditions

Here is a example of a site plan :



Please note that it is forbidden to start the works before the permit is issued