

# SPAIP

The enlargement by more than 25% of the floor area of an existing residence and/or one that is visible from the street is subject to the 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.

Specific supplementary regulations may be applicable for a corner lot (lot situated at the intersection of two streets or segments of streets).



# 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.



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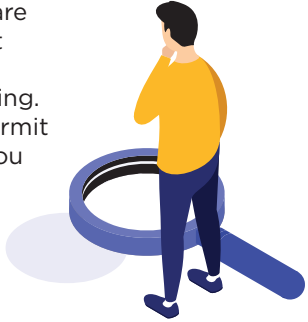
# ENLARGEMENT PROJECT

ANSWERS TO YOUR QUESTIONS !



# DID YOU KNOW?

The City of Dorval authorizes the enlargement of a building by means of a permit. Prepare your documents and submit your application to the Department of Urban Planning. Make sure you have your permit in your possession before you start work.



# SERVITUDE ON YOUR LOT ?

No construction is permitted 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.

# RESPECT AND GOOD NEIGHBOURLINESS

Please remember that construction work can only be carried out between 7 am and 9 pm on weekdays, and between 9 am and 9 pm on weekends and holidays.



## CONSTRUCTION, FLOOR AREA AND HEIGHT

The construction of an enlargement must respect the specific standards in the uses chart for the zone in which your property lies<sup>1</sup>.

## EXTERIOR CLADDING MATERIAL

A maximum of three of the following exterior cladding materials is authorized:

- Slate;
- Architectural concrete;
- Architectural concrete block;
- Painted or stained wood, excluding any chipboard not designed for exterior use;
- Brick. Brick must not be painted;
- Copper;
- Baked enamel-coated steel siding;
- Baked enamel-coated aluminium siding;
- Vinyl<sup>2</sup> siding;
- Marble, granite;
- Oxidized steel panels;
- Exposed aggregate panels;
- Natural and artificial stone;
- Dryvit-type cladding;
- Stucco, acrylic;
- Tempered glass (curtain wall).

### > Wood siding

Any exterior wood surface must be protected against the weather by paint, creosote, varnish, oil or any other recognized and authorized means of protection. However, cedar wood may be left in its natural state.

## MINIMUM PROPORTIONS OF EXTERIOR CLADDING MATERIALS

An enlargement project must respect the following minimum proportions. However, some proportions of different materials may be authorized under the SPAIP By-law.

### > Single, two or three-family housing

- One-story building: 100% masonry;
- Split-level-type building: 100% masonry on the walls of the lower level;
- Two-storey building: 100% masonry on the walls of the first floor.

### > Multifamily and extended stay housing

- No minimum proportion of masonry is required;
- The following exterior cladding materials are authorized only as insertion materials:
  - Wood;
  - Stucco;
  - Vinyl siding;
  - Aluminium siding;
  - Dryvit-type cladding.

## ROOFING MATERIALS

Only the following materials are authorized:

- Asphalt tiles;
- Fire-retardant cedar shingles;
- Built-up roof;
- Gravel with asphalt;
- Enamel-coated metal roofing;
- Membrane;
- Clay tile;
- Elastomeric membrane;
- Concrete roof tiles.

For the “Central Urban Sector” (U) and “residential neighbourhoods” (H) zones<sup>1</sup>, in the case of a roof with a slope of less than 2:12 or at 16.7%, only the following cladding materials are authorized:

- Green roof;
- White material, material painted white or with a reflective coating or a layer of white ballast (granulate);
- Material with a Solar Reflectance Index (SRI) below 78;
- Combination of these materials.

## 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 Service 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 Planning Advisory Committee

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.



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

<sup>2</sup>. Prohibited in “Central Urban Sector” (U) zones. Please refer to the zoning plan to determine which zone your lot is located in.