

Industrial and commercial buildings must include certain spaces adapted to activities for such uses, such as for loading and unloading merchandise. Consequently, regulations have been established to better guide such activities and reduce nuisances they could cause.

A permit or a certificate of authorization must be obtained from the Borough prior to creating a loading area.

### Process

To submit a request for a permit or an authorization certificate, the form, "*Demande de permis de construction pour des modifications intérieures et/ou extérieures*", must be filled in and attached to the required documents. These documents must be submitted to the Division des permis et des inspections, located at 777, boulevard Marcel-Laurin.

### Costs

Fees are required to process a request.

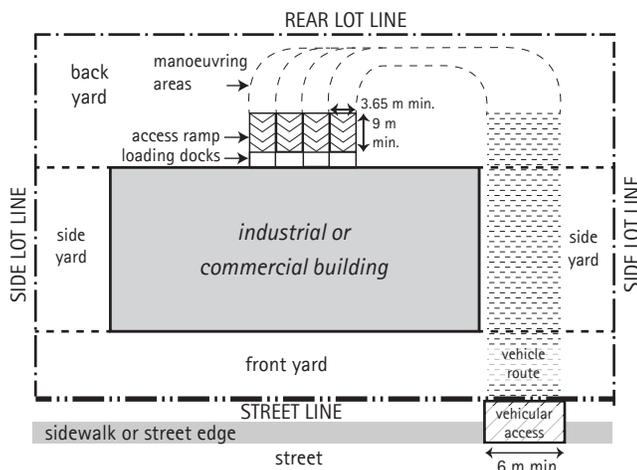
### Location (figure 1)

- A loading area is comprised of a loading dock and an access ramp.
- A loading area must be located on the lot of the industrial or commercial building it serves.
- A loading area and all its components can only be located in the following locations:
  - Commercial building
    - Side yard and side setback
    - Back yard and rear setback
    - Back yard and front setback\*

\*The loading area may not encroach on the front setback in the case of a *transverse lot*<sup>1</sup>.

- Industrial building
  - Side yard and side setback
  - Back yard and rear setback
  - Back yard and front setback

Figure 1: Configuration of a loading area for a commercial or an industrial building.



### Design

- A loading area must be used solely for the loading and unloading of merchandise or materials related to the functions of the building.
- The loading area surface must be completely covered in auto-blocking paving, concrete or asphalt, and must be drained, kept clear and accessible throughout the year.

### Access

The loading area must be accessible via a street, an alley, a vehicular route or a driveway.

- Minimum height clearance: 4.30 m
- Minimum width: 6 m

### Manoeuvring areas

A manoeuvring area must be provided adjacent to the loading area. It must be large enough that a vehicle with a trailer can carry out all necessary manoeuvres.

### Access ramps

Access ramps must conform to the following dimensions:

- Minimum width: 3.65 m
- Minimum length: 9 m
- Minimum height clearance: 4.30 m

### Number of loading areas for an industrial building

The following are the minimum number of loading areas to be provided for an industrial building:

- Building with a total gross floor area between 500 m<sup>2</sup> and 2000 m<sup>2</sup>: at least 1 loading area
- Building with a total gross floor area between 2000 m<sup>2</sup> and 5000 m<sup>2</sup>: at least 2 loading areas
- Building with a total gross floor area greater than 5000 m<sup>2</sup>: at least 3 loading areas

### Landscaping (figures 2 and 3)

Landscaping, a wall or a low wall must be placed to obscure the dock, door and loading equipment from the street. Walls and low walls must have the same exterior cladding material as the main building.

### Definition

<sup>1</sup>Transverse lot: A lot fronting on 2 parallel streets.



Figure 2: Landscaping, wall or low wall

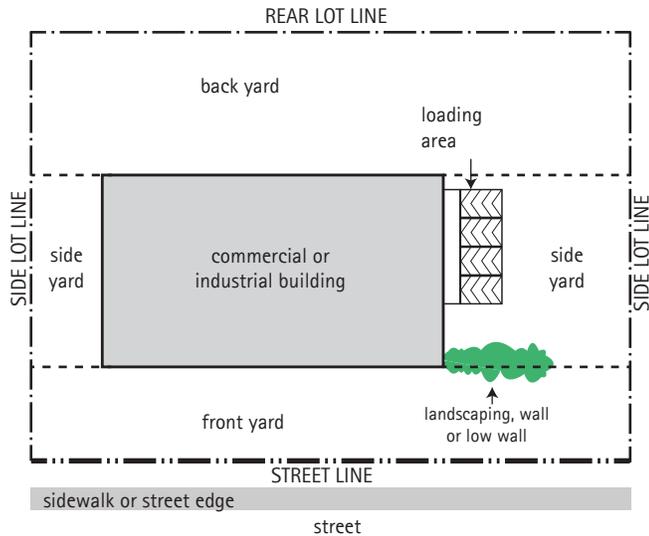
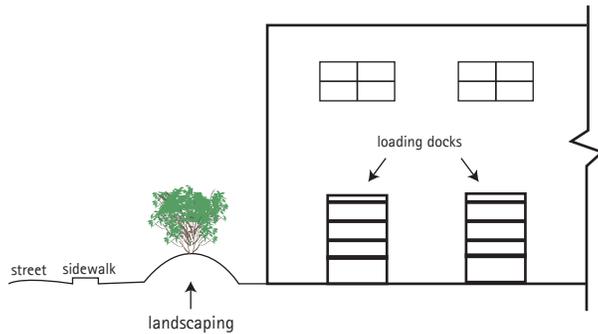


Figure 3: Landscaping, wall or low wall (schematic cross-section)



**IMPORTANT:** Depending on their nature and magnitude, certain construction projects may require obtaining a permit to occupy the public domain, particularly due to the installation of a container, a debris chute or the presence of materials on public roads. For more information, consult the information sheet, "Regulation: Occupation of the public domain".

Information: 311 - [ville.montreal.qc.ca/saint-laurent/infosheets](http://ville.montreal.qc.ca/saint-laurent/infosheets)

Legal framework: Règlement sur le zonage n° RCA08-08-0001  
Règlement sur les tarifs n° RCA18-08-1

Notice: Certain specific provisions, not mentioned in this document, may apply. This information sheet has been prepared for the convenience of the reader and has no official status. Text accuracy is not guaranteed. For legal purposes, consult the official French version of the bylaw and all its amendments.