

BUILDING DEMOLITION AUTHORIZATION REQUEST

LOCATION

Address of the property

Civic n°

Street name

City

Province

Postal code

Lot(s) number(s)

IDENTIFICATION OF THE APPLICANT

Applicant **If the applicant is not the owner of the property, please fill up the proxy attached to this form.*

Last name

First name

Address of the applicant

Civic n°

Street name

City

Province

Postal code

Applicant's information

E-mail

Phone number

PROFESSIONNALS ON THE PROJECT

(1) Architect

Address

E-mail

Phone number

(2) Engineer

Address

E-mail

Phone number

(3) Contractor

Address

E-mail

RBQ N.

Phone number

DESCRIPTION OF WORK

Total cost of project :

Starting date of work :

Duration of work :

Signature of the applicant

Date

Service of Urban Planning and Development

20, Roosevelt avenue, Town of Mount-Royal (Quebec), H3R 1Z4

Tel : (514) 734-3042 urbanplanning@town.mount-royal.qc.ca

APPROBATION PROCESS

- Submission of an application, including all required documentation and payment of the review fee;
- Review of the application and convening of the Demolition Committee by the Planning and Land Use Development Department;
- Publication of a public notice on the city’s website and on the property in question at least fifteen (15) days before the
- meeting at which the Demolition Committee is scheduled to review the application. A 10-day period during which citizens may submit written comments;
- Holding of a meeting of the committee reviewing demolition applications. This is a public meeting that you may attend;
- A 30-day appeal period to challenge the committee’s decision;
- Payment of the park fee and submission of the bank guarantee letter to the city;
- Filing of permit applications for the construction of the new building and submission of the application to the
- Urban Planning Advisory Committee (C.C.U.);
- Once the construction project has been approved by City Council (following a favorable recommendation from the CCU) and is in compliance with municipal regulations, the demolition and construction permits will be issued simultaneously.

REQUIRED DOCUMENT (depending on the nature of the work)

- Application form;
- Power of attorney, if applicable;
- Photos of the four (4) existing facades;
- Preliminary plan for the reuse of the cleared land (site plan, four (4) elevations, and perspective drawings of the new project);
- Professional report(s) (e.g., engineer, architect, etc.);
- Cost estimate for demolition and reconstruction work;
- Schedule for demolition and construction work;
- Proof of liability insurance

**Permits subject to the PIIA process. For more information, consult the summary sheet.*

CALCULATION OF EXTERIOR WALL DEMOLITION

Application of Bylaw No. 1435 governing the demolition of buildings within the territory of Ville Mont-Royal "Demolished" or "Demolition": Demolition means and includes the act of:

1° razing, tearing down, altering, or otherwise destroying more than fifty percent (50%) of the gross exterior volume, above ground, of any building, regardless of the foundations;

2° razing, tearing down, altering, or otherwise destroying more than forty percent (40%) of the surface area of the exterior walls of any building;

3° razing, tearing down, altering, or otherwise destroying more than fifty percent (50%) of the horizontal projection of the roof of any building;

LÉGENDE

 SURFACE À INCLURE DANS LE CALCUL DE DÉMOLITION

NOTE: LE REMPLACEMENT D'UNE PORTE OU D'UNE FENÊTRE N'EST PAS INCLUS DANS LE CALCUL

AGRANDISSEMENT D'UNE FENÊTRE EXISTANTE ①

AJOUT D'UN VOLUME SUR LE MUR EXTÉRIEUR ②

AGRANDISSEMENT DU BÂTIMENT

③ NOUVELLE OUVERTURE (PORTE OU) FENÊTRE

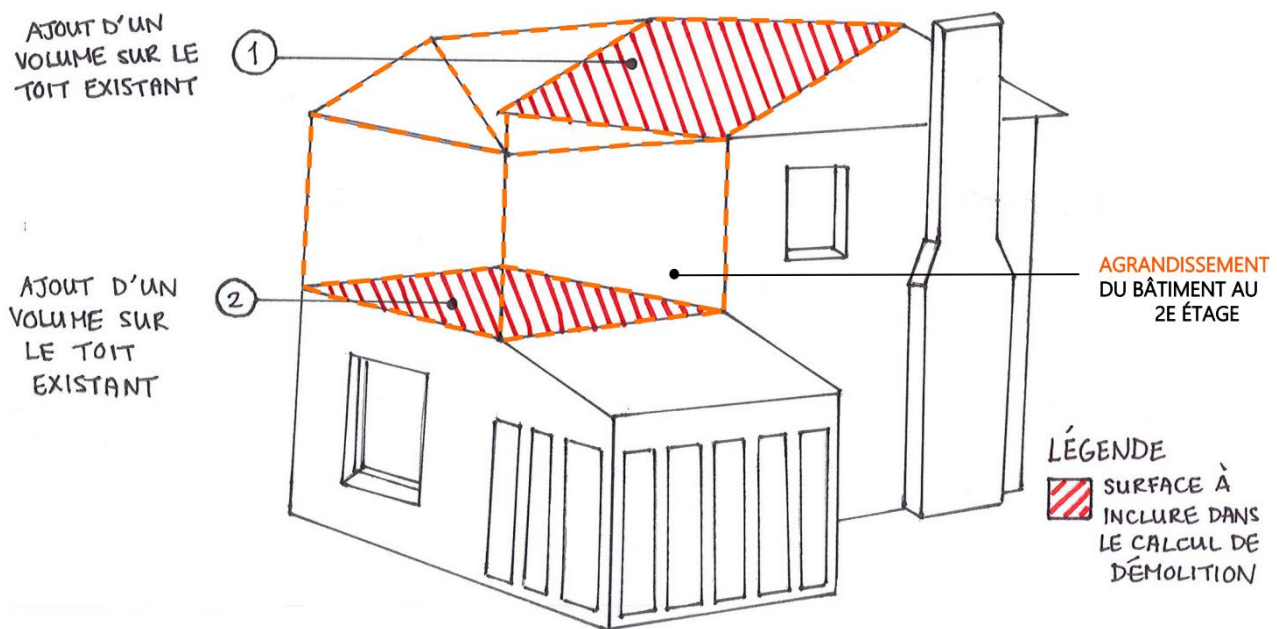
ROOF DEMOLITION CALCULATION

“Demolished” or “Demolition”: Demolition means and includes the act of

1° razing, tearing down, altering, or otherwise destroying more than fifty percent (50%) of the gross exterior volume, above ground, of any building, regardless of the foundations;

2° razing, tearing down, altering, or otherwise destroying more than forty percent (40%) of the surface area of the exterior walls of any building;

3° razing, tearing down, altering, or otherwise destroying more than fifty percent (50%) of the horizontal projection of the roof of any building



PROXY

OWNER'S INFORMATION

Last name

First name

E-mail

Phone number

ADDRESS OF THE IMPLICATED PROPERTY

Civic n°

Street name

City

Province

Postal code

Lot (s) n°

AUTHORIZED REPRESENTATIVE'S INFORMATION

Last name

First name

E-mail

Phone number

ADDRESS OF THE REPRESENTATIVE

Civic n°

Street name

City

Province

Postal code

OWNER'S AUTHORIZATION

The owner authorizes his representative, named above, to submit to the Town of Mount Royal, one or more requests provided in the by-law, namely :

- ☐ Consult my property's file (including the plans) and obtain a copy
- ☐ Consult and obtain copy of the plans only
- ☐ Complete an application for a permit or a certificate
- ☐ Other request, please specify the nature :

Other request's specification

The owner also authorizes his representatives, named above, to sign the documents and commitments required for the submission of this application for the property indicated above.

OWNER'S SIGNATURE

I declare to be the owner of the building and I authorize my representative to submit to the Town of Mount Royal one or several application (s) as listed above.

Signature

Date