No building in the City of Westmount shall be demolished until a permit has been issued pursuant to a decision of the Demolition Committee. It is good practice to rule on demolition before approving the replacement project.

**Process**

**Demolition Application**

Submission of the demolition application and payment of applicable fees

Preliminary analysis of the application

Publication of the public notice and invitation to comment

Transmission of the file to the Planning Advisory Committee for recommendation

Public meeting of the Demolition Committee

Approval period (90 days) by the ministère de la Culture et des Communications for buildings constructed before 1940 (provision of Bill 69)

Posting of the Demolition Committee’s decision before the permit is issued

Finalization of the application before issuance of the permit

Issuance of the permit

Additional documents may be requested

Reception of comments: 10 days

Decision of the demolition committee

Conditional decision if the replacement program requires a separate permit. If so, the permit is issued before or at the same time as the demolition permit.

• Reception and verification of the required information
  • Payment of the permit
  • Deposit for possible damage to public property, if applicable
  • Financial guarantee, if applicable

This document presents a simplified version of the regulations. In the event of any inconsistency between this document and the regulations in force, the latter will prevail.
CONSTITUTES A DEMOLITION IN WESTMOUNT

- Category I*: Alteration of any opening
- Category I:
  - Demolition of 10% of the front façade
  - Demolition of 50% or more of the exterior walls and roof
- Category II and III:
  - Demolition of 50% or more of the exterior walls and roof

IMPORTANT

All comments or oppositions regarding demolitions must pertain to the demolition, as opposed to their respective preliminary replacement programs. Moreover, should a preliminary replacement program be subject to the By-law on Site Planning and Architectural Integration Programmes (S.P.A.I.P.) or the By-law Concerning Specific Construction, Alteration or Occupancy Proposals for an Immovable (S.C.A.O.P.I.), such demolition will be conditional on the approvals required as part of these respective procedures and no demolition permit will be issued until these conditions are fully met to the City’s satisfaction. The same applies if the preliminary replacement program is submitted to the committee after a decision in favour of demolition.