



Excerpt of the Zoning Bylaw for the Municipality of Kipawa

4.4 MAIN BUILDING DIMENSIONS

In every district, the main building must respect the following dimensions:

- 1- A minimum floor surface (including the basement and all levels stages) of 142 square meters (1536 square feet) for a residential building;
- 2- A minimum liveable surface of 40 square meters (430 square feet) for a cottage and 30 square meters (325 square feet) for restaurants “snack bar”;
- 3- A frontage with a minimum width of 3.5 m (11.5 ft), this does not apply to mobile homes;
- 4- A minimum height of 2.4 m (8 ft) for residences and cottages between the finished floor surface and the finished ceiling surface; the maximum height must be two (2) levels or 8 m (26 ft) between the floor and ceiling;
- 5- The planned height for construction in all districts does not apply to the churches, bell-towers, chimneys, windmills, agricultural buildings, telecommunication antennas, observation towers, public utility structures, industries.

4.5 DIMENSIONS OF ACCESSORY USES AND BUILDINGS

The complementary buildings, including the sheds, hangars, garages, car shelters and the private greenhouses, detached from the main building must respect the following dimensions:

- 1- A maximum three (3) buildings on the lot;
- 2- To be no higher than the main building.

Furthermore, the maximum site coverage of accessory uses and buildings, attachments and dependencies must not exceed ten (10%) of the lot surface.

This article does not apply to accessory uses and buildings within districts where the building block and dominating use is the “I” industry.

The boats shelters must respect the following conditions :

- Maximum length : 10 meters (32,8 feet) or 10% of bay’s width;
- Maximum width : 8 meters (26,2 feet);
- Maximum height : 3 meters (9,8 feet);
- Maximum area for dock : 20 meters (215 feet square);
- Provincial, federal and municipal bylaws are respected;
- The boat shelter should not interfere with the movement of traffic on the lake;
- One boat shelter per lot;
- The use of treated wood for construction is not permitted;
- The construction of boat shelters are permitted in all lake districts in Kipawa;
- The shelter must have one roof only (no walls = open sides);
- The materials used for the roof must be new and have to be as follows; pre painted sheet metal, asphalt shingles, tarp or vinyl;
- The shelter must have an aesthetic component and must not to diminish the appearance of the landscape.

In all districts, any body wanting to install accessory uses and building on the lot (garage, shed, outhouse, ...) or an accessory structure (dock, boat shelter, septic tank, ...) to an activity or camp site must hold an official property title (patent letters, lease, occupation permit, ...). If the applicant does not possess an official property title, they must have authorization of the owner to install the building or structure.

4.6 ACCESSORY USES AND BUILDING INSTALLATION

The accessory uses and buildings must be located in the side or back yard.

No accessory building can be located in the front yard with the exception a car shelter attached to the main building and if the front yard is 15 m (50 ft) or more in depth and all other bylaws are respected.

In all districts, the accessory building (additional) must be built in a location that complies with the following minimum distances:

- 1- 2 m (6.6 ft) from every part of the main building;
- 2- 1.5 m (5 ft) from any delineation of the lot if the buildings wall has a door or window;
- 3- The drain pipe must not drain on the neighbours lot;
- 4- A barn must be located at least 300 m (1000 ft) from any residence or cottage with the exception of the barn owner's house or cottage.

CHAPTER 5

PARTICULAR PROVISIONS APPLICABLE TO EACH DISTRICT

5.3 AUTHORIZED USES AND CONSTRUCTIONS IN THE (Rb) DISTRICT

- 1- Insulated single-family units;
- 2- Parks and green ways;
- 3- Personal services (hairstyle, seamstress, ...) and professionals (accountant, insurer, ...);
- 4- Accessory uses and buildings along with the main building mentioned above;
- 5- Authorized "Type 1" storage facilities, defined in Article 4.18 in the current bylaw.

5.4 AUTHORIZED USES AND CONSTRUCTIONS IN THE (Ra) DISTRICT

- 1- Activities allowed as in the Rb district;
- 2- Outfitters, breeders, camping sites and recreational activities in general;
- 3- Accessory uses and buildings along with the main building mentioned above;
- 4- Authorized "Type 1" storage facilities as defined in Article 4.18 of this bylaw.

5.5 AUTHORIZED USES AND CONSTRUCTIONS IN THE (R) DISTRICT

- 1- Activities allowed as in the Rb district;
- 2- Dwellings of one or more accommodations;
- 3- Accessory uses and buildings along with the main building mentioned above;
- 4- Authorized "Type 1" storage facilities as defined in Article 4.18 of this Bylaw.

5.6 AUTHORIZED USES AND CONSTRUCTIONS IN THE (Rv) DISTRICT

- 1- Activities allowed as in the R and Ra districts;
- 2- Cottages;
- 3- Marinas;
- 4- Accessory uses and buildings along with the main building mentioned above;
- 5- Authorized "Type 1" storage facilities as defined in Article 4.18 of this Bylaw.

5.7 AUTHORIZED USES AND CONSTRUCTIONS IN THE (Rc) DISTRICT

- 1- Activities allowed as in the R district;
- 2- Services and commercial activities in general (restaurants, accommodations, garages, ...);
- 3- Wholesalers and warehouses;
- 4- Community buildings, public institutions and public equipment;
- 5- Accessory uses and buildings along with the main building mentioned above;
- 6- Authorized "Type 3" storage facilities as defined in Article 4.18 of this Bylaw.

5.8 AUTHORIZED USES AND CONSTRUCTIONS IN THE (Rvc) DISTRICT

- 1- Activities allowed as in the Rv district;
- 2- Activities allowed as in the Rc district, with the exceptions of garages, wholesalers and warehouses;
- 3- Seaplane bases;
- 4- Accessory uses and buildings along with the main building mentioned above;
- 5- Authorized "Type 1" storage facilities as defined in Article 4.18 of this Bylaw.

5.9 AUTHORIZED USES AND CONSTRUCTIONS IN THE (Mm) DISTRICT

- 1- Mobile homes;
- 2- Parks and green ways;
- 3- Personal and professional services;
- 4- Accessory uses and buildings along with the main building mentioned above;
- 5- Authorized "Type 1" storage facilities as defined in Article 4.18 of this Bylaw.

5.10 AUTHORIZED USES AND CONSTRUCTIONS IN THE (Inst) DISTRICT

- 1- Community buildings, public institutions and public equipment;
- 2- Parks and green ways;
- 3- Campings, outfitters and recreational activities in general;
- 4- Cemeteries;
- 5- Accessory uses and buildings along with the main building as mentioned above;
- 6- Authorized "Type 3" storage facilities as defined in Article 4.18 of this Bylaw.

5.11 AUTHORIZED USES AND CONSTRUCTIONS IN THE (C) DISTRICT

- 1- Activities allowed in the Rc district;
- 2- Industrial activities;
- 3- Forestry activities in general;
- 4- Quarries, gravel pits and sand pits;
- 5- Dumps;
- 6- Agricultural activities and breeding;
- 7- Airports;
- 8- Accessory uses and buildings along with the main building as mentioned above;
- 9- Authorized "Type 3" storage facilities as defined in Article 4.18 of this Bylaw.

5.12 AUTHORIZED USES AND CONSTRUCTIONS IN THE (F) DISTRICT

- 1- Insulated single-family units;
- 2- Wholesalers and warehouses;
- 3- Industrial activities in general;
- 4- Community buildings, public institutions and equipment;
- 5- Cottages;
- 6- Hunting camps;
- 7- Outfitters, camping sites and recreational activities in general;
- 8- Forestry activities in general;
- 9- Quarries, gravel pits and sand pits;
- 10- Dumps;
- 11- Agricultural activities, breeding;
- 12- Airports and Seaplane bases;
- 13- Accessory uses and buildings to the main building as mentioned above;
- 14- Authorized "Type 3" storage facilities as defined in Article 4.18 of this Bylaw.

5.13 RECESSION LINES

The frontal recession line is a minimum of 7 m (23 ft).

The side recession line is a minimum of 2 m (6.5 ft) on each side.

For lots neighboring to lake, frontal recession line (minimum: 15 m) is between lake and main building. Rear recession line is between main building and neighboring road (public or private).

The rear recession line is a minimum of 8 m (25 ft) for lots neighboring to lake and a minimum of 3 m (10 ft) for other lots.