

Municipal bylaw for lake Gauvin (project)

Construction trailers and camping trailers are prohibited.

Minimum living area (bedrooms, living room, kitchen, bathroom) for summer camps, cottages or residences is 74 square meters (800 square feet).

Any main building (summer camp, chalet, residence) must respect the following standards:

Unless there is a storm door, glass doors and the glazed surfaces of doors and side panels separating a heated space from the outside or an unheated space must be double glazed. A door consisting of a large glass area surrounded by a frame, a sliding panoramic door for example, is considered a glass door and must therefore have double glazing.

Metal door frames and glass door surfaces must have a built-in thermal cutout except for garage doors and storm doors.

Windows separating a heated space from an unheated space or from the outside must be fitted with a storm window or double glazing. In a cold climate like Canada's, windows in contact with the outside or with an unheated space should be double-glazed to avoid too much condensation on the inside surface of the glass. While this condensation will not damage the glazing materials, water can run off and cause deterioration of the window frame and the wall materials below. The accumulation of water in these areas can cause mold to grow. Because of the risk of damage to the construction, this measure is mandatory in any heated building, whether or not it is normally occupied.

All walls, ceilings and floors that separate heated spaces from unheated spaces, outside air or the floor must be sufficiently insulated to prevent condensation from forming on the heated side and to ensure occupant comfort. Insulators must be installed so that the insulating value is substantially uniform for the entire surface to be insulated.

Insulated walls, ceilings and floors must have a vapor barrier to prevent water vapor contained in the indoor air from migrating into voids in walls and floors or into attics or roof spaces.

Exterior walls must be protected by exterior cladding, including flashing, trim and other special fittings, to prevent water and snow infiltration inside the wall. Any area of a construction where water is likely to enter must be caulked. This article applies to main buildings as well as additional buildings.

Floor covering must be provided in any main building. The surface of the floor coverings must be smooth, flat, non-rough and free from visible defects.

The main buildings must be equipped with a heating installation (wood, propane, electricity, solar, etc.).

In relation to the calculated winter outdoor temperature, the heating installation must be able to maintain (when the heating system is operating) indoors, a temperature of at least:

- a) 22°C in any occupied space;
- b) 18°C in any unfinished basement; and
- c) 15°C in any heated crawl space.

The equipment of heating installations, with the exception of pipes or conduits embedded in the mass, must be accessible for inspection, maintenance, repair and cleaning. Elements of heating systems which can be damaged by frost and which are in an unheated space must be protected accordingly.

Given the size of the land (at least 4,000 square meters) and to preserve Lake Gauvin, the main building (summer camp, chalet, residence) must be equipped with a conventional septic system that has been the subject of a report by consultant (article 4.1 of the provincial regulations on septic systems). The following septic systems are not allowed to purify wastewater from a main building (summer camp, chalet, residence): privy (bécosse), compost toilet, biological installation.

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