



Town of Guérin Zoning Agreement Abstracts

Angliers

Béarn

Belleterre

Duhamel-Ouest

Fugèreville

Guérin

Kipawa

Laforce

Laniel (TNO)

Latulipe-et-Gaboury

Laverlochère

Lorrainville

Moffet

Nédélec

Notre-Dame-du-Nord

Rémigny

St-Bruno-de-Guigues

St-Édouard-de-Fabre

St-Eugène-de-Guigues

Témiscaming

Ville-Marie

MRC de Témiscamingue

4.4 DIMENSIONS OF THE PRINCIPAL BUILDING

In all zones, the principal building must respect the following dimensions:

- A minimum width of 6 meters (20 feet) for the front façade of permanent residences.

For lots adjacent to lake, the front facade is on the lake. The minimum front yard lot line is the distance between main building and the lake.

4.5 DIMENSIONS OF THE SECONDARY BUILDINGS

The surface area of all buildings combined (principal and secondary) should not exceed 75 % of the site's surface area.

4.6 LOCATION OF THE SECONDARY BUILDINGS

The secondary buildings must be located in the side and backyards.

No secondary building may be located in the front yard, with the exception of the carport which should be of the same architecture as the principal building and only if the front yard is 15 meters (50 feet) or more deep and if the other dispositions in the agreement are respected.

In all zones, the secondary building must be located in an area that is conform with the following minimum distances:

- 1- At 2 meters (6 feet 6 inches) from any part of the principal building.
- 2- At 1 meter (3 feet 3 inches) from any line delimiting the site.

CHAPTER 5

PARTICULAR DISPOSITIONS APPLICABLE

TO EACH ZONE

SECTION I: DIVISION OF THE TERRITORY INTO ZONES

5.1 GENERALITY

In order to regulate all structures and uses everywhere in the municipality's territory, the municipality is divided into zones and zone districts, which are delimited on one or more zoning plans. These zones and zone districts are an integral part of this regulation and are identified as following:

- Zoning plan n° __ (scale 1 : 20 000)
- Zoning plan n° __ (scale 1 : 2 000)

5.2 THE ZONES

Zoning exterior of the town : Aa, Ab, Ac,
F, Va and Vb

Zoning in the town : R, C, M and Ind

5.3 THE ZONE DISTRICTS

For the purposes of voting units, the zones are divided in districts. The districts are then identified by a number following the zone letters and delimited on the zoning plan. A district thus becomes a zone according to article 113, line 2, paragraph 2 of the *An act respecting land use planning and development*.

SECTION II: ZONING EXTERIOR OF THE TOWN

5.4 STRUCTURES AND USES AUTHORIZED IN ZONE (Aa)

- 1- Houses and mobile homes.
- 2- Rental of rooms/meals (bed & breakfasts).
- 3- Professional or personal services and crafts.
- 4- Boutiques and businesses in general, with the exception of entertainment businesses (cinemas, bars, etc.).
- 5- Wholesale trade, warehouses and industries.
- 6- Community buildings and institutions.
- 7- Graveyards, parks and playgrounds.
- 8- Agriculture in general.
- 9- Forestry activities.

- 10- Recreational activities (campgrounds, outfitters, etc.).
- 11- Gravel, sand and rock pits and dumps.
- 12- Hunting cabins.
- 13- Caravans.
- 14- Buildings secondary to the principal uses mentioned above.

5.5 STRUCTURES AND USES AUTHORIZED IN ZONE (Ab)

- 1- Agricultural activities without livestock buildings and respecting article 4.30.
- 2- Forestry activities.
- 3- Buildings secondary to the principal uses mentioned above.

5.6 STRUCTURES AND USES AUTHORIZED IN ZONE (Ac)

- 1- Fruit and vegetable cultivation.

5.7 STRUCTURES AND USES AUTHORIZED IN ZONE (F)

- 1- Houses and mobile homes.
- 2- Rental of rooms/meals (bed & breakfasts).
- 3- Professional or personal services and crafts.
- 4- Wholesale trade, warehouses and industries.
- 5- Garages.
- 6- Agricultural and forestry activities.
- 7- Recreational activities (campgrounds, outfitters, etc.).
- 8- Gravel, sand and rock pits and dumps.
- 9- Hunting cabins.
- 10- Caravans.
- 11- Buildings secondary to the principal uses mentioned above.

5.8 STRUCTURES AND USES AUTHORIZED IN ZONE (Va)

- 1- Single family residences and mobile homes.
- 2- Rental of rooms/meals (bed & breakfasts).
- 3- Professional or personal services and crafts.
- 4- Restaurants, motels and hotels.
- 5- Entertainment businesses (cinemas, bars, etc.).

- 6- Parks and playgrounds.
- 7- Agricultural and forestry activities.
- 8- Recreational activities (campgrounds, outfitters, etc.).
- 9- Hunting cabins.
- 10- Cottages and caravans.
- 11- Buildings secondary to the principal uses mentioned above.

5.9 STRUCTURES AND USES AUTHORIZED IN ZONE (Vb)

- 1- Parks and playgrounds.
- 2- Agricultural and forestry activities.
- 3- Recreational activities (campgrounds, outfitters, etc.).
- 4- Hunting cabins.
- 5- Cottages and caravans.
- 6- Buildings secondary to the principal uses mentioned above.

SECTION III: TOWN ZONING

5.10 STRUCTURES AND USES AUTHORIZED IN ZONE (R)

- 1- Houses and mobile houses.
- 2- Rental of rooms/meals (bed & breakfasts).
- 3- Professional or personal services and crafts
- 4- Parks and playgrounds.
- 5- Buildings secondary to the principal uses mentioned above.

5.11 STRUCTURES AND USES AUTHORIZED IN ZONE (C)

- 1- Structures and uses authorized in zone R.
- 2- Businesses.
- 3- Wholesale trade, warehouses and light non-pollutant industries.
- 4- Community buildings and institutions.
- 5- Agricultural activities.
- 6- Recreational activities (campgrounds, outfitters, etc.).
- 7- Caravans.
- 8- Buildings secondary to the principal uses mentioned above.

5.12 STRUCTURES AND USES AUTHORIZED IN ZONE (M)

- 1- Tourist accommodations.
- 2- Community buildings and institutions.
- 3- Parks and playgrounds.
- 4- Campgrounds.
- 5- Buildings secondary to the principal uses mentioned above.

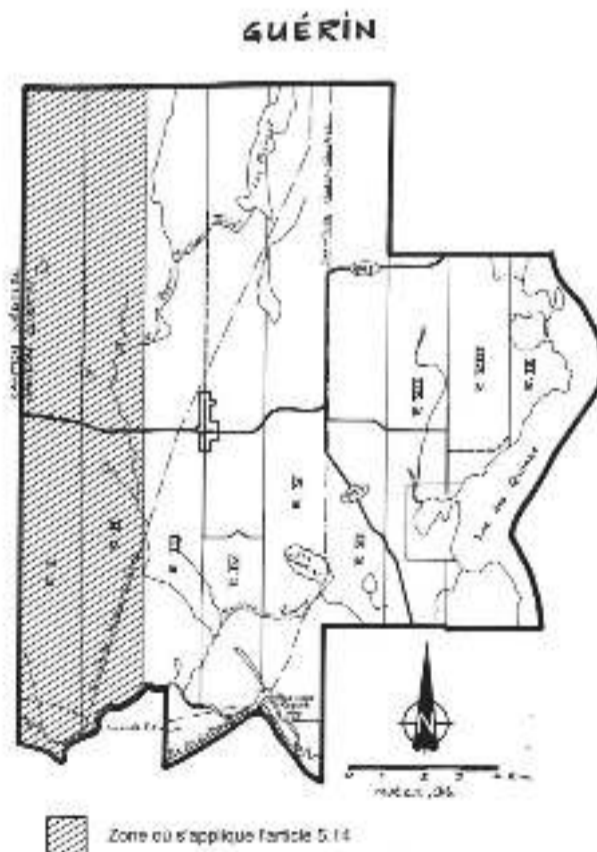
5.13 CONSTRUCTIONS AND USES AUTHORIZED IN ZONE (Ind)

- 1- Entertainment businesses (cinemas, bars, etc.).
- 2- Wholesale trade, warehouses and industries.
- 3- Garages.
- 4- Campgrounds and caravans.
- 5- Buildings secondary to the principal uses mentioned above.

5.14 PERMANENT RESIDENCES PROHIBITED IN RANGE 1 AND 2

In the area shown on the map below, permanent residences are prohibited. Building occupation in this area does not imply any municipal obligation like:

- Road maintenance;
- Other municipal service.



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