



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

## Excerpt of the Zoning Bylaw for Non-Organized Territory (NOT) – (Laniel, NOT of Lakes)

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### CHAPTER 4

#### GENERAL APPLICABLE DIMENSIONS FOR ALL DISTRICTS

#### 4.3 MAIN BUILDING DIMENSIONS

In Laniel, the main building (residence or cottage) must respect a minimal habitable surface of 40 square meters (430 square feet).

#### 4.4 DIMENSIONS OF UNATTACHED ACCESSORY USES AND BUILDINGS

In Laniel, the accessory uses and buildings, including sheds, hangars, private garages, car shelters and private greenhouses, detached from the main building must respect the following measurements :

- The maximum site coverage of accessory uses and buildings, attachments and dependencies must not exceed ten percent (10%) of the lot surface. A maximum of three (3) accessory buildings is authorized per lot;
- To be no higher than the main building;
- This section does not apply to accessory uses and buildings inside districts where the building block and dominating use is the « I » industry.

#### 4.5 INSTALLATION OF ACCESSORY USES AND BUILDINGS

The accessory uses and buildings must be located 1 meter (3.3 feet) from any lines delineating the lot.

In Laniel, gazebos and platforms must be located at least 1 meter (3.3 feet) of level of elevated waters, if they are conform to these :

- To be on piles (there is space between floor and ground);
- To have a maximum area of 18.5 square meters (200 square feet);
- The walls must be lower than 1 meter (3.3 feet);
- The construction must be attractive and don't deteriorate landscape.

Furthermore, in the R/Ca 1, V1, V2, V5, V6, Vm 1, V8, CONS 2, Fd 1, Fd 3 and Fc 1 districts, the accessory uses and buildings must be located no more than 10.5 meters (35 feet) of the natural level of elevated waters. This last regulation does not apply however to boat shelters, the docks and accessory buildings of outfitters and marinas.

The boats shelters must respect the following conditions :

- Maximum length : 10 meters (33 feet or 10 % of bay's width);
- Maximum width : 8 meters (26.4 feet);
- Maximum height : 2.5 meters (8.3 feet);

(These dimensions may only be modified for duplex owners)

- That provincial, federal and municipal regulations are respected;
- The shelter should not interfere with the movement of traffic;
- One 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 (open sides);
- The materials used for the roof must be new and have to be as follows; pre-painted shingles, tarp or vinyl;
- The building 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.

## **CHAPTER 5**

### **DIMENSION SPECIFICATIONS FOR EACH DISTRICT**

#### **5.4 AUTHORIZED CONSTRUCTIONS AND USES IN THE (R) DISTRICT**

- 1- General habitation in one or several lodgings;
- 2- Mobile homes and cottages;
- 3- Craft and art shops, personal or professional services integrated into a residence;
- 4- Public parks and play-grounds for children;
- 5- Forestry activities outside the urbanized perimeter;
- 6- Accessory uses and buildings along the main uses and buildings mentioned above.

#### **5.5 AUTHORIZED CONSTRUCTIONS AND USES IN THE (R/Ca) DISTRICT**

- 1- Authorized uses and constructions as the R district;
- 2- Retail trades and services in general;
- 3- Lodging and restaurant services (hotel, motel, restaurant, boarding, nursery, ...);
- 4- Public and community institutions and equipment;
- 5- Commerce linked to auto trade;
- 6- Industrial establishments which do not produce any noise, smoke, dust, odours, gases, light glares or vibrations outside of the premises where production is exercised. Furthermore, the maximum surface of the industrial premises is limited to 140 square meters (1,500 square feet). In the R/Ca 2 district, the maximum surface of an industrial building is limited to 280 square meters (3,000 square feet).
- 7- Recreational activities in general and marinas;
- 8- Type A public utility structures;
- 9- Accessory uses and buildings along with the main buildings mentioned above.

#### **5.7 AUTHORIZED USES AND CONSTRUCTIONS IN THE (I) DISTRICT**

- 1- Industries;
- 2- Wholesale businesses and warehouses;
- 3- Dumps;
- 4- Agricultural activities including breeding;
- 5- Forestry activities outside the urbanized perimeter;
- 6- Type A and B public utility structures;
- 7- Accessory uses and buildings along with the main buildings mentioned above.

#### **5.8.1 AUTHORIZED USES AND CONSTRUCTIONS IN THE (V) DISTRICT**

- 1- Insulated single-family units and mobile homes along maintained roads;
- 2- Cottages;
- 3- Campsites;
- 4- Businesses of primary needs (hotel, motel, confectionary, restaurant, ...);
- 5- Recreational activities in general;
- 6- Forestry activities outside the urbanized perimeter;
- 7- Public and community institutions and equipment;
- 8- Type A public utility structures;
- 9- Accessory uses and buildings along with the main buildings mentioned above.

#### **5.8.2 AUTHORIZED USES AND CONSTRUCTIONS IN THE (Vm) DISTRICT**

- 1- Authorized constructions and uses in the V District;
- 2- Marinas;
- 3- Accessory uses and buildings along with the main buildings mentioned above.

#### **5.10 AUTHORIZED USES AND CONSTRUCTIONS IN THE (F) DISTRICT**

- 1- Authorized constructions and uses in the V district;
- 2- Agricultural activities including breeding;
- 3- Quarries, sand pits, gravel pits and dumps;
- 4- Hunting, Fishing and Trapping camps;
- 5- Caterers;
- 6- Type B public utility structures;
- 7- Accessory uses and buildings along with the buildings and uses mentioned above.

#### **5.11 AUTHORIZED USES AND CONSTRUCTIONS IN THE (Fb) DISTRICT**

- 1- Authorized constructions and uses in the Fa district, excluding hunting camps;
- 2- Accessory uses and buildings along with the main uses and buildings mentioned above.

#### **5.12 AUTHORIZED USES AND CONSTRUCTIONS IN THE (Fc) DISTRICT**

- 1- Light and semi-heavy equipment and infrastructures (campsite, canoeing, restaurant services, accommodation services, guide services, outfitters and other recreational services and equipment linked to hunting, fishing, welcome centers, ...);
- 2- Recreational activities in general;

- 3- Forestry activities in general;
- 4- Cottages and hunting camps;
- 5- Public and community institutions and equipment;
- 6- Type A and B public utility structures;
- 7- Quarries, sand pits, gravel pits and dumps;
- 8- Accessory uses and buildings along with the main uses and buildings mentioned above.

#### **5.13 AUTHORIZED USES AND CONSTRUCTIONS IN THE (Fd) DISTRICT**

- 1- Authorized constructions and uses in the Fa district, excluding cottages, hunting camps outfitters;
- 2- Accessory uses and buildings along with the main uses and buildings mentioned above.

#### **5.14 AUTHORIZED USES AND CONSTRUCTIONS IN THE (Fe) DISTRICT**

- 1- Authorized constructions and uses in the Fd district;
- 2- New constructions and new cadastral operations are prohibited within less than 60 meters (198 feet) of Lake Kipawa. However, new accessory constructions for outfitters or cottages existing since January 26, 1984 (applies to the Temporary Control Rule) are authorized;
- 3- Accessory uses and buildings along with the main uses and buildings mentioned above.

#### **5.15 AUTHORIZED USES AND CONSTRUCTIONS IN THE (Ff) DISTRICT**

- 1- Authorized constructions and uses in the Fe district, according to conditions stated in article 5.14;
- 2- Hunting camps;
- 3- Accessory uses and buildings along with the main uses and buildings mentioned above.

#### **5.16 AUTHORIZED USES AND CONSTRUCTIONS IN THE (Fg) DISTRICT**

- 1- Authorized constructions and uses in the Fa district, excluding cottages and outfitters;
- 2- Accessory uses and buildings along with the main uses and buildings mentioned above.

#### **5.17 AUTHORIZED USES AND CONSTRUCTIONS IN THE (Fh) DISTRICT**

- 1- Accommodation establishments of a caterer;
- 2- Accessory uses and buildings along with the main uses and buildings mentioned above;
- 3- Accommodation establishments must retain a distance of at least 500 meters between themselves in the Fh district.

## **5.18 AUTHORIZED USES AND CONSTRUCTIONS IN THE (RE) DISTRICT**

- 1- Scientific research of the flora and fauna of the district;
- 2- Minor interventions uniquely connected to the continuation of the research projects and which do not interfere with any natural evolution of the area.

## **5.19 AUTHORIZED USES AND CONSTRUCTIONS IN THE (CONS) DISTRICT**

- 1- Authorized constructions and uses in the RE district as well as the ecological centres;
- 2- Observation sites, rest-stops and picnic areas;
- 3- Canoe-camping and canoe-kayak courses and nature trails;
- 4- Equestrian, pedestrian, mountain biking and cross country skiing trails;
- 5- Agricultural activities including breeding;
- 6- Forestry activities practiced in respect to article 4.18;
- 7- Accessory uses and buildings along with the main uses and buildings mentioned above or existing buildings which apply to the Temporary Control Rule;
- 8- Layouts of this article do not apply to the cemeteries and the other lots belonging to the Diocese of Pembroke.
- 9- Any excavation of lots or displacement of grounds is prohibited, with the exception of excavations or displacements of grounds necessary to the completion of the following work if measurements are designed to avoid the destruction of vegetation and erosion of the grounds :
  - Construction of authorized buildings in the district;
  - Construction of parking lots, platforms or access roads;
  - Installation of public infrastructures;
  - Repairing of embankments.
- 10- In general, and to complete the preceding points, new constructions and new cadastral operations are prohibited with the exception of the fine points of development to the recreational, tourism, historical or cultural aspects of the site.

## **5.22 RECESSION LINES IN LANIEL**

The frontal recession line is a minimum of 6 meters (19.7 feet);

The back recession line is a minimum of 6 meters (19.7 feet);

The side recession line is a minimum of 4 meters (13.1 feet) on each side.

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*Municipalité Régionale de Comté de Témiscamingue*

21, rue Notre-Dame-de-Lourdes, bureau 209

Ville-Marie (Québec) J9V 1X8

Téléphone : 819 629-2829

Télécopieur : 819 629-3472

Courriel : [mrc@mrctemiscamingue.qc.ca](mailto:mrc@mrctemiscamingue.qc.ca)

Site Internet : [www.mrctemiscamingue.qc.ca](http://www.mrctemiscamingue.qc.ca)



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