# REGULATION REGARDING COTTAGES IN THE TÉMISCAMINGUE REGION

In May 2014, the MRC of Témiscamingue (MRCT) signed a land management delegation agreement with the Ministère des Ressources naturelles, which entrusted the MRCT with the management of leases for vacation resorts and temporary shelters on land in the domain of the State.

Surveillance of the territory and the tracking of unlawful land occupancy are now under the MRC of Témiscamingue's responsibility.

Here is a reminder of the regulations concerning land leasing for the construction of vacation resorts.

## LEASED AREA: + OR – 4000 M² DEPENDING ON THE YEAR IT WAS ALLOCATED

This lease gives you the right to build a cottage, provided you comply with the municipal regulations in force. To ensure that you comply with the municipal regulations, it is important to contact the municipality or visit the following link and consult the construction regulations: http://www.mrctemiscamingue.org/documentation/durbanisme/

For any work carried out, please contact the municipality to obtain a construction or renovation permit. For those on an unorganized territory, contact the MRCT's regional inspector.

## REGULATIONS REGARDING THE SALE, RENTAL, AND GRANTING OF PROPERTY RIGHTS ON LAND IN THE DOMAIN OF THE STATE

*Special conditions applicable to leased lots*

**26. The lessee of land may not use it for any other purpose than that provided for in the lease.**

**26.1.** The construction of an access road on leased land must be authorized by the minister. Work is carried out by tenants at their expense. Tenants must grant a right of passage, free of charge, by foot or by car where specified by the minister to anyone who demonstrates the need to pass.

**28.** No person can use the leased land to leave disused vehicles.

**29.** Tenants who lease land for vacation purposes can only build or have one housing unit on the lot. Tenants can however erect accessory buildings such as a garage or a shed. The housing unit must be built at least 25 m away from the high water mark. Tenants can only build one access road to the housing unit on the leased lot. The width of this road cannot exceed 6 m.

**29.1.** If you acquired land for vacation purposes by a draw after October 1, 2010, you may not transfer your leasehold rights.

This prohibition does not apply if your lease is more than 5 years old and was concluded before September 19, 2024 or if you meet one of the following three conditions.

1. A building with a minimum value of $20,000 or, if your lease was concluded before September 19, 2024, a building with a minimum value of $10,000 has been built on the leased land
2. The building on the leased lot has been sold as part of a sale under judicial order, a sale for unpaid taxes, or as part of the exercise of a hypothecary right.

3. The lease is transferred to a spouse or common-law partner, the tenant's father, mother, brother, sister or child, or following the tenant's death.

**30.** Except to remove dead or damaged trees, tenants must keep in its natural state a strip of land of 20 m in depth in front of the lot or water and one of 10 m from the sides and back boundaries of the lot.

However, tenants can clear the land for the construction of the following:

1. An access road under section 29 of the Act respecting the lands in the domain of the State.
2. A road to access the water and to launch boats of a maximum width of 5 m. It must be designed to prevent erosion.
3. A path or stairway of a maximum width of 1 m to access the shore. Tenants can also trim trees and bushes to ensure visual access to the water.

**31.** Tenants of a leased lot can post an identification sign on a post near the housing unit's access road, provided it does not exceed 2/10 of a square metre and that it is at least 2.5 m from the ground.

**32.** Tenants can erect an access gate provided that it is set up on the leased lot and that it is 5 m from the road when the land abuts onto a public road.

**For the full contents of the regulation:**

http://legisquebec.gouv.qc.ca/fr/ShowDoc/cr/T-8.1,%20r.%207

**To apply for a deforestation permit, or for any other intervention in the forest, please contact a management unit:**

**Témiscamingue Management Unit**
75, rue des Oblats Nord
Ville-Marie (Québec) J9V 1J2
Telephone: 819-629-6494
Fax: 819-629-6299

**Email :**
Bois.Chauffage.Ville-Marie@mffp.gouv.qc.ca

**Rouyn-Noranda Management Unit**
70, avenue Québec
Rouyn-Noranda (Québec) J9X 6R1
Telephone: 819-763-3388
Fax: 819-763-3845

**Email:**
Bois.Chauffage.Rouyn-Noranda@mffp.gouv.qc.ca

To find out about planned forestry operations, be on the lookout for public consultations on the operational integrated forest integrated forest management plans (PAFIO) (consultation period: January-February) **(following link in French)**

Aménagement forestier en Abitibi-Témiscamingue | Gouvernement du Québec (quebec.ca)

**For information**

**MRC of Témiscamingue-Lease department**
21, rue Notre-Dame-de-Lourdes, Bureau 209
Ville-Marie (Québec) J9V 1X8
819-629-2829, ext. 203
Toll free: 1 855-622-6728, ext. 203
Fax: 819-629-3472

servicebaux@mrctemiscamingue.qc.ca
www.mrctemiscamingue.qc.ca