Municipal committee of Laniel

Main municipal bylaws for rental lots on chemin du Ski (complete bylaws are available at https://www.mrctemiscamingue.org/amenagement-du-territoire developpement/reglements-durbanisme/)

Layout of the lot

The main building (house or cottage) must be installed at least 30.5 meters (100 feet) from the right-of-way of chemin du Ski.

The entrance to the lot (driveway) is the responsibility of the tenant: The Ministry of Forests must be consulted for the dimensions and lengths of the culverts (to be installed in the right-of-way of chemin du Ski), an engineer's estimate must be submitted to the municipality.

Mobile homes and camping trailers are prohibited as main buildings. Mobile homes and camping trailers are also prohibited as a temporary use (camping, vacation) of the land in the absence of a main building. A camping trailer and/or container will be permitted on the lot under the following conditions: the plan for the septic system must have been submitted to the municipality and the occupant must have obtained a building permit (for the residence) from the municipality before installing the camping trailer and/or container. For the installation of the trailer, the tenant will have to show that the septic system of the trailer is functional for both wastewater and grey water. If not, a temporary septic installation must be installed with the recommendations and a permit from the municipality (well, dry toilet, chemical toilet, etc.). 24 months after the installation of the trailer and/or container: they must be removed from the lot.

It is forbidden to sublet the land.

Blasting

For all blasting work, the landowner must provide the name of the company holding the blasting license issued by the Regie du batiment and an analysis report showing the level of contamination of the blasting debris (levels set by the Ministere de l'Environnement: A, B or C). Level B: slightly contaminated, but usable on residential land; level C: contaminated, but usable for road foundations.

Main building (house / cottage)

Minimum size: 74.3 square meters (800 square feet) of habitable floor area on the first floor.

Except where a storm door is provided, glass doors and glass surfaces of doors and sidelights separating a heated space from the outdoors or from an unheated space must be double glazed. A door consisting of a large glass surface surrounded by a frame, such as a sliding panoramic door, is considered a glass door and therefore must be double glazed.

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

Windows separating a heated space from an unheated space or from the outdoors should have a storm window or double glazing. In a cold climate such as Canada's, windows in contact with the outdoors or unheated space should be double-glazed to prevent excessive condensation on the interior surface of the glass. Although this condensation does not damage the glazing materials, the water can run off and cause deterioration of the window frame and the wall materials below. The accumulation of water in these areas can lead to mold growth. Because of the potential for

construction damage, this measure is mandatory in all heated buildings, whether or not they are normally occupied.

All main buildings must have a continuous concrete or concrete block foundation. In a concrete block foundation wall, the exterior faces above grade shall have pulled joints and be covered with plaster, render or other suitable finish.

Any excavation for foundations must reach undisturbed (unfilled) ground. The minimum depth of foundations below finished grade shall be in accordance with the values in the table below.

Minimum depth of foundations

Type of soil	Foundations delineating a heated basement or crawl space		Foundations not delimiting a basement or heated crawl space	
	Good soil drainage	Poor soil drainage	Good soil drainage	Poor soil drainage
Rock	No limits	No limits	No limits	No limits
Sand	No limits	No limits	No limits	Below the frost penetration limit
Clay or other soil type	1.2 meter	1.2 meter	At least 1.2 meter or to the frost penetration limit, whichever is greater	At least 1.2 meter or to the frost penetration limit, whichever is greater

A reduction in the above depth requirement is permitted if previous field experience demonstrates that a shallower depth will give satisfactory results or if the foundation is designed for a shallower depth.

Grading shall be done in such a manner as not to damage foundations, drains, insulation, and water and moisture protection coatings on walls. Backfill shall be graded to prevent water from flowing to the foundation

after settlement. Backfill shall not contain debris or stones larger than 25 centimeters (10 inches) within 60 centimeters (24 inches) of the foundation.

All walls, ceilings and floors that separate heated spaces from unheated spaces, outside air or the ground shall be sufficiently insulated to prevent condensation from forming on the heated side and to ensure the comfort of the occupants. Insulation shall be installed so that the insulating value is substantially uniform over the entire area to be insulated.

Insulated walls, ceilings and floors shall be vapour-barriered to prevent water vapour in the indoor air from migrating into wall and floor voids or into attics or roof spaces.

Flooring shall be provided in every principal building. The surface of floor coverings shall be smooth, level, not rough, and free of visible defects.

Main buildings must be equipped with a heating system. Relative to the winter design outdoor temperature, the heating system must be able to maintain an indoor 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.

Heating system equipment, with the exception of embedded pipes or ducts, must be accessible for inspection, maintenance, repair and cleaning. Heating system components that may be damaged by freezing and are located in an unheated space must be protected accordingly.

The following materials are permitted for roof finishes:

- Cedar shingles;

- Sheet metal

- Asphalt shingles except 90 pound (black paper roll) which is prohibited.

Exterior walls shall be protected by an exterior cladding, including flashings, trim and other special accessories, to prevent water and snow infiltration into the wall. Any area of a structure where water is likely to enter shall be caulked. After the issuance of the permit, the tenant will have 2 years to complete the exterior finishing (Permit Bylaw 6.8).

Accessory Buildings

Accessory buildings must be made of materials matching the main building. They must be located at least 1 meter (3.3 feet) from any lot line delineating the property.

Accessory buildings (detached from the main building) must comply with the following requirements:

- The combined area of accessory buildings shall not exceed 10% of the lot area;

- A maximum of 3 accessory buildings per lot is permitted;

- The height of accessory buildings shall not exceed the height of the main building.

Lease provisions: The lessee may not transfer his lease for 5 years unless he has constructed on the leased land a building of a minimum value of $10,000, a transfer may be made in favour of his legal or common law spouse, father, mother, brother, sister or child, or following the death of the lessee.

Except for the removal of dead or damaged trees, the Lessee shall keep a strip of land 10 meters deep along the lines of the Leased Land clear of trees. However, the lessee may clear 6 meters in width for his driveway.

Laniel Municipal Committee Conditions (Building Incentive):

2 years after the date of signing the lease, there must be a building or buildings on the land (with exterior finishing completed) with a value of at least $200,000 (on the assessment roll). Otherwise, the municipality will impose a special annual tax of approximately $1,800 (ref.: article 1000.1 of the Municipal Code).