

NATIONAL ASSEMBLY
Thirty-fourth Legislature, third session

1994, chapter 67

AN ACT RESPECTING VILLE DE FOSSAMBAULT-SUR-LE-LAC

Bill 293

Introduced by Mr Rémy Poulin, Member for Chauveau

Introduced 12 May 1994

Passage in principle 17 June 1994

Passage 17 June 1994

Assented to 17 June 1994

Coming into force: 17 June 1994

Act amended: None





CHAPTER 67

An Act respecting Ville de Fossambault-sur-le-Lac

[Assented to 17 June 1994]

Preamble

WHEREAS it is in the interest of Ville de Fossambault-sur-le-Lac that it be granted certain powers;

THE PARLIAMENT OF QUÉBEC ENACTS AS FOLLOWS:

“main building”

1. In this Act, “main building” means a travel trailer capable of being moved by means of a passenger vehicle, a motorized trailer or a one-storey single-family detached dwelling.

Powers

2. In addition to the powers provided for in sections 113 and 115 of the Act respecting land use planning and development (R.S.Q., chapter A-19.1), Ville de Fossambault-sur-le-Lac may, in its zoning and subdivision by-laws, in respect of lots 901 and 902 of the official cadastre of the Paroisse de Sainte-Catherine in the registration division of Portneuf,

(1) fix a maximum number of parcels of land, not to exceed 399, on which a main building may be installed, from which the number of parcels of land with an area of less than 278.7 square metres shall not exceed 174;

(2) prescribe that a main building that has been destroyed or that has become dangerous, or whose value has been reduced by at least one-half, in particular as a result of a fire, may be replaced by a main building installed in accordance with the standards in the schedule to this Act;

(3) prohibit the extension or alteration of a non-conforming use or structure protected by acquired rights or prescribe the conditions

under which a non-conforming use or structure protected by acquired rights may be extended or altered.

Buildings

Any project for the construction, alteration, enlargement, extension or replacement of a building, including a main building, is prohibited less than 3 metres from the natural high water mark of Rivière des Pins.

**First
by-laws**

3. The provisions of the first by-law amending the zoning by-law and of the first by-law amending the subdivision by-law adopted after the coming into force of this Act and applicable to the lots mentioned in section 2 shall comply with the standards in the schedule to this Act. Sections 131 to 137 of the Act respecting land use planning and development do not apply in respect of the first by-laws.

**Separate
numbers**

4. The owners of lots 901 and 902 shall file, before 31 December 1994, an application for a cadastral operation to have a separate number for each parcel of land designated on the official plans of the cadastre.

**Out-of-court
agreement**

5. The amended out-of-court agreement of settlement entered into on 26 March 1993 between Ville de Fossambault-sur-le-Lac, Domaine de la Rivière-aux-Pins inc., 2320-8671 Québec inc. and Plage Germain inc., authorized by resolution No. 76-03-1993 adopted by the municipal council on 23 March 1993, may not be impugned on the ground that the town was not empowered to enter into the agreement.

Exception

This section does not affect any case pending on 8 November 1993.

**Coming into
force**

6. This Act comes into force on 17 June 1994.

SCHEDULE

| Area of site* (*including sites less than 300 m from a lake or less than 100 m from a watercourse) | Area of main building** (**not applicable to trailers and motorized trailers) | | Maximum porch space in relation to main building | Land use ratio of main building and additional building |
|---|---|---|---|--|
| | Maximum | Minimum | | |
| 126.2 to 278.6 m ² (1358 to 2999 ft ²) | 46.5 m ² (500 ft ²) | 18.6 m ² (200 ft ²) | 50 % | 40 % |
| 278.7 to 418 m ² (3000 to 4499 ft ²) | 60.4 m ² (650 ft ²) | 24.2 m ² (260 ft ²) | 50 % | 26.5 % |
| 418.1 to 557.3 m ² (4500 to 5999 ft ²) | 74.3 m ² (800 ft ²) | 29.7 m ² (320 ft ²) | 50 % | 22 % |
| 557.4 to 696.7 m ² (6000 to 7499 ft ²) | 92.9 m ² (1000 ft ²) | 37.2 m ² (400 ft ²) | 50 % | 22 % |
| 696.8 m ² or over (7500 ft ² or over) | 153.3 m ² (1650 ft ²) | 60.4 m ² (650 ft ²) | 50 % | 22 % |