

What's Allowed On Your Lot?

Schedule "A"

- 1) The maximum number of units allowed per lot at any time is two, one permanent and one temporary or storage as described below:
 - a. One permanent (cabin or RV);
 - b. One temporary RV— no hook-ups, deck or shelters over it – only for short term visitors, However, these RV's can be stored year round as long as they have a valid Annual Location Permit;
 - c. Any temporary RV units staying longer than one month require location permits from the board (including existing units). The location permit must show where the RV will be stored at all times;
 - d. Temporary units must be licensed and remain mobile;
 - e. Temporary units must be kept in good repair both internally and externally.

- 2) Maximum Square footage of buildings:
 - a. Lot coverage for cabin to a maximum 10%;
 - b. Cabin - maximum 92.9 m² (1000 ft²) habitable space and a maximum of two (2) stories or 8.0 m (26.3 ft) in height (as per LUB regulations);
 - c. Accessory Building – 10 m² (108 ft²) total area to a maximum of 4.5 (15 ft) in height (maximum one unit per lot);
 - d. Wood Shed(s) – 7.4 m² (80 ft²) total area to a maximum of 3 m (10 ft) in height which must be open on one side;
 - e. Recreational Vehicle or Recreational Vehicle Park Model: maximum of 92.9 m² (1000 ft²) in area.

- 3) Basements or crawl space are not to exceed 5 feet from floor to bottom of floor joist. Any area of any basement development exceeding five (5) feet in height will be considered living area and must be deducted from the allowable habitable area limit of one thousand (1000 ft²) square feet.

- 4) Height of ancillary or accessory buildings may be a maximum of four and one-half (4.5m) meters (15 feet)

- 5) Building set back minimums (as per Land Use Bylaws):
 - a. Two (2m) meters from adjoining properties;
 - b. Four (4m) meters from rear of property;
 - c. Five (5m) meters from front of property.

- 6) Car ports
 - a. Permanent carports are not permitted
 - b. Non-permanent carports (removable canvas covers) are permitted.

- 7) Deck sizes:
 - a. Maximum deck width is 3.66 m (12ft) from exterior walls of cabins;
 - b. Recreation Vehicle (RV) Deck and Roof Covers: Decks shall not be greater than 3.66 m (12 ft) wide nor longer than the Recreation Vehicle. Roof covers shall be limited to the extent of the recreation vehicle with a maximum overhang of one foot and also allow for RV tip-outs to be covered when extended.

- 8) ATV / Golf Cart Storage
 - a. A maximum of one (1) non-permanent golf cart/ATV shelter with a floor area not exceeding 6m² (64ft²) is permitted.

- 9) Fire Pit Covers
 - a. Fire pit covers, up to a maximum of two hundred fifty six (256) square feet are permitted, provided that the roof above the main support beams is made of all metal construction, have proper screening (as described below) and must be pre-approved by the board before construction begins. They are not to be permanently enclosed.

- 10) Notwithstanding the above provisions 1) through 9):
 - a. All existing cabins, decks and sheds that were in place as of January 1st, 2013, shall be considered "Grandfathered in". These existing structures will require a location permit so that they are on record with the Board so as to avoid any confusion in the future.
 - b. As of January 1st, 2013 any changes to these existing sheds or RVs, such as upgrading the size or replacing them with newer models, will require a location permit before the changes are started and they must also meet current Bylaw restrictions.
 - c. All existing second RVs/Trailers that were in place as of January 1st, 2013, may remain but will require an Annual Location Permit and must be licensed and remain mobile as per the 2013 bylaws.
 - d. As of January 1st, 2013 any second RV/trailer that is to be on your lot longer than 30 days will require an Annual Location Permit from the Board of Directors or its Development Officer before the initial 30 days expires or it must be removed and a location permit issued before it can return.



Unit # 1 — Permanent Unit (cabin or RV)

- ❖ Max 1000 sq.ft. of "habitable space" (or 10% of lot size, whichever is less)
- ❖ Max 26' high
- ❖ Crawl space must be less than 5' high



Unit # 2 — Temporary Unit (RV)

- ❖ Must be licensed
- ❖ Must remain mobile
- ❖ Intended for short-term visitors
- ❖ May be stored year-round on lot



Accessory Building or Shed

- ❖ Max 108 sq.ft.
- ❖ Max 15' high
- ❖ Only one allowed per lot



Wood Shed

- ❖ Max 80 sq.ft.
- ❖ Max 10' high
- ❖ Must be open on one side



Fire Pit Cover

- ❖ Max 256 sq.ft.
- ❖ Must have metal roof
- ❖ Can't be permanently enclosed



Portable Carport

- ❖ Must be non-permanent
- ❖ Frame-and-cover type only



Portable ATV or Golf Cart Shelter

- ❖ Max 64 sq.ft.
- ❖ Frame-and-cover type only

Remember to:

- ✓ Consult the full Bylaws for further details and complete regulations.
- ✓ Get approval in writing from the Board before you do any "changes, construction, or alterations" (61.a.iii) on your lot.