

## **Thomson Lake Development and Building Criteria**

1. No construction will be allowed to commence prior to the issuance of a building permit. Construction can begin at anytime during the term of the lease but once started the outside of the dwelling and/or buildings must be completed in two years.
2. A copy of working drawings must be issued to the Park Authority for approval 30 days prior to the issuance of a building permit. Working drawings will include:
  - i. North arrow
  - ii. Building plans at a minimum scale of ¼ inch = 1 foot showing floor plan, front, rear and side elevation drawings.
  - iii. Property dimensions and lot plan.
3. Building or buildings may be of used or new construction. In the case of a used building being moved in, the Board (Lessor) must be notified and the building approved before. In the event the Lessor feels improvement construction is necessary on a used building, the Lessee must complete the exterior construction within the second year of moving the building.
4. Travel trailers or other moveable pieces of equipment may be used as a cottage accommodation when in the construction stage.
5. Any mobile home moved into the Park must be approved by the Board of Directors.
6. The dwelling size (allowable floor area) must be a MINIMUM 600 square feet (182.8 square meters) on main floor.
7. Minimum front yard and backyard setback for primary residence – 20 feet (6 meters) and side yard setback – 4 feet (1.22 meters) (See ITEM 3(c) of Lease for placement all other buildings)
8. Construction of lot approaches and installing culverts in the approaches to allow natural water flow is the responsibility of the Lessee. Water flow must not be blocked or stopped in any way.
9. Fences and out buildings, when constructed, must have aesthetic relationship to cottage exterior and not obstruct neighbouring view. Prior to construction of a fence or an out building a building permit is required. All fences and trees (at maturity) must be located on owner's property.
10. Building materials should lean heavily toward the expression of natural materials.
11. During construction or demolition, owners must make arrangements for disposal of trash materials.
12. Buildings and structures cannot be built on the Public Reserve.
13. Sea storage containers may be on site only during construction.
14. Compliance with local and other regulatory authorities.

## **Thomson Lake Regional Park: Service Level Provided**

1. Underground power, telephone and natural gas services are available to the property. Building service connection not included.
2. A raw water supply, potable water and a sewage pump out network are provided to the centre of the roadway. Tie in and building service connection is not included - \$750.00 fee. The potable water supply is guaranteed twelve (12) months a year. These connections are not available from freeze up until spring.
3. A two-compartment septic tank for each cottage is MANDATORY and must meet the following specifications:
  - C.S. A. approved and marked as such
  - watertight
  - a minimum capacity of 500 gallons (2250 litres) as stated by the Department of Public Health.
  - have an access hole extending to or above ground surface.
  - have a childproof cover.
  - set back minimum 3 feet (1 meter) from any building and minimum 10 feet (3 meters) from any property boundary.
  - easy access from main access road by septic trucks.
4. Twice weekly garbage pickup during summer season; weekly during winter
5. School bus