

# Emory Creek Lot Owner's Co-operative Campground Regulations

Updated May 2023

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## 1.0 Definitions:

*BOD* – Board of Directors (also... Directors, Board)

*Bylaw 1188* – FVRD Consolidated Building Bylaw, specifically Section 5.4 and 6.1

**BL** – Bylaw 264 or Bylaw 90

**CR** – Campground Regulations (house rules) – (**changeable**)

**DP / DVP / C** – Development Permit, Development Variance Permit, Covenant (**NOT changeable**)

*ECLOCA* - Emory Creek Lot Owner's Co-operative Association (Co-op, Association, Emory, Resort)

*Fence* - means a tangible barrier, constructed to stop passage or obstruct view across the same. (**BL**)

*FLNRORD* – Ministry of Forests, Lands, Natural Resource Operations, and Rural Development

*FVRD* – Fraser Valley Regional District (also... District, Regional District)

*Green Waste* – natural, compostable debris that has fallen from the trees, weeds and other foliage.

- NO gravel, dirt, rocks, garbage or wood that is treated, painted or nail ridden

**OR** - Official Rules (ECLOCA) – (**some** can be changed by Special Resolution only)

*Recreational Habitat* – RV's, cabins, or any permanent structure that is set up for sleeping in.

*RV* – recreational vehicle, travel trailer, tent trailer, motorhome, campervan, etc.

*Road Allowance* – For Emory Creek Road this is 66 Feet. For all other Co-op roads this is 22 feet.

*Setbacks* – bylaw requirements for most structures and RV's on a site. A setback is the distance from the closest part of the object to a site line (or the edge of any road allowance) measured in the vertical plane.

*Shelter against the weather* – **SEE Appendix 2 (g)**

*SIF* - Site Improvement Form

*SF or sf* – Square Foot/Feet

*Structure* - means any construction fixed to, supported by or sunk into land or water; (**BL**) includes buildings and signs; EXCLUDES fences, concrete and asphalt paving or similar surfacing of a site.

*Wood Pile* - a freestanding wall of firewood stacked on, near or parallel to any Site line

*Wood Rack* – a structure designed and constructed to hold firewood

*Wood Wall Fence* - stacked up firewood that is positioned on, near or parallel to a Site line

## 2.0 A-Level Specific Regulations:

**a) Cabins** – the existing cabins are grandfathered in (**DP**)

**b) Structures - No** new buildings are permitted (**C**)

**c) RV Restrictions** – no RV's may be left unattended between Oct 15 – June 15 (**C**)

**d) Trailer Storage** - off season storage space is provided in a designated area on E Level (**OR**)  
- RV's may be moved up to E Level beginning Sept 15, and must be removed from E Level by July 1 (**OR**)

**e) Site Tidiness** - Nothing can be left on a site that could be washed away during a flood event. All toys, tools, cans, garbage, furniture etc. must be removed. (**DP**)

**f) Tarps on Ground** – any tarps placed on the ground during the off season must be weighted heavily to prevent them being washed back into the Creek during a flood event (**CR**)

- should be 'tied' to a large tree or other large object such as a cabin

**g) Gravel** - any gravel added to a site must be pre-washed

### 3.0 General Regulations - applies to ALL Levels

**Note:** Members are responsible for the actions of their Guests

- a) **Directors Meeting Attendance** – Directors must attend a minimum of  $\frac{3}{4}$  of all Board (CR)  
Meetings and notify the Board if they cannot attend a meeting so that a quorum can be assured.
- b) **Firearms** – the discharge of firearms and use of weapons of any kind is **strictly prohibited**. (CR)
- c) **Garbage** – garbage to be deposited into the Co-op garbage bin on B-Level or taken with you. (DP)
- d) **Golf Carts (powered)** – Not permitted (CR)
- e) **Green Waste** – must be piled neatly on the edge of your site for pick up and disposal by the Caretaker.
  - all winter debris on sites must be cleaned up by June 1 at the latest. (CR)
- f) **Hot Tubs** – NOT permitted (CR)
- g) **Hydro Poles** – Nothing is allowed to be attached to a hydro power pole or Co-op power pole.
  - No tarp lines, signs, decorations etc. Nothing!! (Hydro rule / CR)
- h) **Insurance** – it is **highly recommended** that each shareowner carry adequate liability insurance on their site and have coverage for loss or damage to any RV or improvements on the site.
- i) **Landscaping** – Board approval required prior to making changes to the landscaping (CR)
- j) **Lighting (outdoor)** low voltage, solar, fence, deck, lighting strings and miscellaneous (CR)
  - all outdoor lighting shall be positioned so as not to be invasive or a nuisance to others
  - back shields or other forms of light restriction may be required to prevent light intrusion into or onto another member's site or onto common property
  - lighting should not be left ON all night unless necessary for safety reasons
  - all lighting shall comply with the Electrical Code and may need to be installed by a certified professional in some circumstances
- k) **Music & Noise** – members & guests shall refrain from loud music/excessive noise at all times. (CR)
- l) **Overnight Guests** - All members and guests that are spending the night shall do so only: (CR)
  - i) On the member's site; **or**
  - ii) On another member's site providing that permission has been given in writing or communicated to the directors or the caretaker; **or**
  - iii) On such other location as the Directors may grant.

\*\*\* **No overnight accommodation** is permitted on the **common areas** of the Co-op without prior permission from the Directors, including but not limited to, roadways, parking areas, fields, playgrounds and the lodge (CR)
- m) **Pets** – pets shall be kept leashed and not allowed to become a nuisance to the neighbourhood.
  - owners are responsible for cleaning up any mess created by their pets. (CR)

- n) **Quiet Time** - there shall be a quiet period from 11:00 pm to 9:00 am every day of the week except during approved Co-op special events. Co-op events will be announced to the membership via Facebook, the ECLOCA website. (CR)
- o) **Recreational Habitat** – limited to ONE per site except for a guest's RV being permitted for a maximum two week stay. (Board approval required and extensions may be granted) (DP)
- p) **Roadways and Common Areas**  
**Parking** - No vehicles or trailers shall be parked on any roadway or portion thereof. (DP)  
**Speed Limit** - the speed limit on all roads shall be seven (7) kilometres per hour. (CR)
- q) **Signing IN** - **All** members and guests **must** sign the **SIGN-IN** sheet **upon arrival**. (CR)  
**Guests** must also record their vehicle's **Colour, Make and Model** on the Sheet.
- r) **Signs** – No signs of any kind shall be displayed on any site without the consent of the Board except for site number signs and family name signs. If a share is posted for sale, ONE 'For Sale' sign is permitted on the site no larger than 16 inches x 12 inches. (CR)
- s) **Site Lines** – any member who wilfully moves, defaces or in any way alters a 'site line marker' or 'property marker' is subject to a fine of \$500.00 and a possible motion to expel. (CR)
- t) **Site Number** – every Site must have the Site NUMBER posted in clear view (CR)
- u) **Site Safety and Tidiness** – every site must be kept safe, clean, and free from litter and debris at all times. As per Official Rule 19.03 it must be maintained in such a manner as to not be a fire hazard or a nuisance. (OR)
- v) **Tarps** – ALL tarps used anywhere must be of the approved colours (subdued shades of browns, greys or greens), and must be in presentable shape if visible. (CR)
- w) **Tree Cutting or Damage** - Any member who, without Board permission, wilfully de-limbs, cuts down, or damages any tree, or directs or employs others to do so, will be subject to a minimum fine of **\$50.00** to a maximum fine of **\$2,000** for each tree cut down, de-limbed or damaged. If, as a result, the tree or trees need to be removed, **all costs will be charged to the Member responsible**. This rule applies to any tree within the boundaries of the Association property with a trunk diameter of four (4) inches or more, measured one (1) foot up from the base of the tree. Trees less than four (4) inches can likely be removed but **Board approval** is required. (SIF) (CR)
- x) **Tree Usage**  
**Tarp lines, hammocks** etc. may be attached to trees but please limit the use of screw in hooks where possible.  
 - any rope or line of any kind that is tied around a tree **MUST** have a self- expanding component added to it to prevent choking, killing or deforming the tree.  
 ie – add a lengthy **rubber band** or a **long spring** to the noose portion so the noose can expand as the tree grows (CR)

#### y) Tree Removal (and who gets the wood)

- If a tree on a site must come down for safety reasons, the Co-op pays and keeps the wood.
- if a member applies to have a tree taken down on their site for **non-safety reasons**, AND if the Board approves the request, the member pays for the work and the wood is split 50/50 between the member and the Co-op. (CR)

#### z) Trespassing – is **prohibited** on other members sites, the banks between levels, buffer zones and on the private property of our neighbours. (DP)

#### aa) Vehicles (CR)

i) **Unlicensed or uninsured vehicles** whether on or off-road (including but not limited to ATV's, motorcycles, golf carts etc.) are **not permitted** to be operated on any part of the grounds of the ECLOCA.

ii) **eBikes, eScooters, Bicycles** and the like may be ridden on the roads and those Co-op areas designed for such use. The (7) kph speed limit applies and riders must wear helmets.

iii **Helmets** - required when riding any cycle, scooter, eBike, eScooter etc.  
as per the most current Provincial Helmet Regulations

**Note** – Helmets are advised but not mandatory for anyone requiring the use of a mobility assist scooter or similar permissible device. SEE Provincial Helmet Regulations (CR)

iv) **Vehicle Storage** – NO fuel burning vehicles may be stored for extended periods anywhere on Co-op property without Board approval. (CR)

## 4.0 Fire Regulations

#### a) Placement of Burning Devices (CR)

- please use extreme care when choosing a spot for your campfires and BBQ's etc.
- Do **NOT** position them under or near low hanging branches and **NOT** near other combustibles.

b) **Fires** - **OPEN** fires are **ONLY** permitted in incinerators, barbecue facilities, fire pits or containers that are **certified** for such use, or in devices approved by the Directors, **subject always to local fire regulations**. The Co-op will follow the provincial regulations for campfire/open fire bans.

- Any propane or other fuel burning fire pit or apparatus must be CSA or UL approved.

c) **Violations – Failure to comply with an open fire ban is a **serious** offence;** (CR)

1<sup>st</sup> Offence - one-month suspension and \$500.00 fine.

2<sup>nd</sup> Offence - three-month suspension and additional \$500.00 fine.

3<sup>rd</sup> Offence - six-month suspension, a third \$500.00 fine followed by a **motion to expel**

These are just the Co-op fines and suspensions. Provincial penalties are **much more severe!!**

## 4.1 – Fireworks and Related Devices (CR)

- a) the detonation of firecrackers, fireworks, or other explosive devices on or from ECLOCA properties is **expressly prohibited** unless you have **prior** written permission from the Board.
- b) Violations - due to the serious potential damage or injury from such devices
  - 1<sup>st</sup> Offence - a fine of up to \$500.00 and possible suspension of up to 3 months
  - 2<sup>nd</sup> Offence - \$500.00 fine, up to one (1) year suspension, and possible motion to expel
  - 3<sup>rd</sup> Offence - another \$500.00 fine plus a possible motion to expel

## 5.0 Site Improvement Requirements

- a) **Changes to a site** - including but not limited to permanent above ground or underground wiring, removal of trees, alterations to cabins, repairs/updates to existing structures, landscaping, construction of fences, wood racks, decks, patios, snow roofs, sheds and shelters against the weather shall be subject to the member obtaining approval of the Directors through a **Site Improvement Form (SIF)**. (OR)
- b) Shelters against the weather over 215 sf of floor space, ground supported trailer covers, certain decks, patios or alterations to cabins **MAY** also require **a building permit from the FVRD**. **But** you require an **approved SIF FIRST**. (FVRD)
- c) Almost **ALL** site improvements require the proper completion, submission **AND APPROVAL** of a **SIF** before **any** work can be **started**. (CR)
- d) **The Site Improvement Form (SIF) - consists of 2 parts:**
  - i) **Part 1 Application page** - completed and signed by at least one (1) of the Site Owners
  - ii) **Part 2 The Description and Drawing page(s)**
    - a) an accurate description of the proposed work
    - b) a **legible DRAWING** showing:
      - the **Site lines** with measurements
      - the location of **existing structures** on the site
      - the location of the **proposed** improvements
      - for all new structures the drawing must show **all relevant dimensions**
      - **ALL** required **setback** measurements
  - iii) **Incomplete Applications** or illegible Drawing/Description pages **WILL** slow your application
  - iv) **If you are NOT sure what the requirements are, please ask the BOD first!!**
  - v) Once the **SIF** is complete, email it to [directors@emorycreek.ca](mailto:directors@emorycreek.ca) or you may ask the Caretaker to do it for you.
  - vi) The **Director of Site Improvements** will contact you via phone, text or email with any questions the Board has. Once the Board has all the information, the **SIF** will be voted on. The **Director of Site Improvements** will advise you of the decision.



## 6.0 Electrical

- a) **Tampering** - any person(s) caught tampering with an electrical meter, breaker panel or service stanchion will be subject to a fine of \$500.00.
  - a second offence is another \$500.00 fine and a possible motion to expel.
- b) **Electrical Code** - all sites must conform to the Canadian Electrical Code (CEC).
  - Sites found to be non-conforming or electrically unsafe will be disconnected.
- c) **Accessibility** – all Electrical meters, panels and stanchions must remain **accessible** and **unobstructed** for meter reading, servicing and/or inspection at all times.  
If emergency access is required, any locks will be **CUT OFF**.  
Zip straps or twist ties are preferred.

## 7.0 Sewage and Waste Disposal (DP)

- a) **Compliance**- All members must comply with the Ministry of Forest, Lands, Natural Resource Operations and Rural Development (FLNRORD).
- b) **Regulation** - the discharging **onto the ground or into a body of water**, of foreign matter, dangerous goods, toxic chemicals or other non-biodegradable products hazardous to fish or wildlife is strictly prohibited.
- c) **Discharge** - any RV parked on a site not serviced by an approved sewer system shall obtain direction from the Directors as to the proper discharge procedures of waste fluids.

## 8.0 Potable Water System

- a) **Tampering** - No person shall alter, repair, relocate or tamper with the potable water system in any manner without the prior approval of the Board **and** the Certified Small Water Systems Operator for ECLOCA (currently our Caretaker). (SIF required.) (DP)
- b) **Parts/ Repairs**
  - i) All **materials** used in the potable water system will be **specified** or in some cases provided by the Small Water Systems Operator for ECLOCA. When any change is made to the connection(s) between the potable water system and a member's site, the materials used shall be at the member's expense. (CR)
  - ii) **Any work** performed on the potable water system shall be overseen by the Small Water Systems Operator. Service shall not be restored to the site until he/she is fully satisfied that the work is completed in accordance with, and meets the safety and integrity requirements of, the current Municipal, Provincial and Federal regulations (as appropriate). (Small Water Systems Operator)
  - iii) **Shut Off** - every site has **ONE** Co-op installed Main water **SHUT OFF** (tap or hose bib) that supplies water to the site. Some sites have TWO. All these taps **must** be equipped with an **anti-syphon or vacuum breaker** device to protect the water system from **contamination**.

The Co-op has supplied and installed these devices. Once installed they cannot be removed without damaging the tap!! The anti- syphon devices are also labeled with a **'DO NOT REMOVE'** label (CR)

- c) **Fines** - *Any member caught removing or tampering with the device will be fined a minimum of \$100.00 up to a maximum of the current year's dues.*

NOTE - They do spray or drip a little when turning the tap ON or OFF. This is NORMAL and part of the functioning of the device.

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**Scroll down to next page – Appendix 1**

## Selection and Placement of RV's

### Preamble.

*The following information is intended to provide guidance in the placement of trailers and other structures based upon the understanding of the applicable bylaws and regulations in an effort to ensure compliance with those bylaws and regulations.*

*It must be noted that the rules, regulations and bylaws of the Regional District and the Provincial and Federal governments overrule any Co-op regulation. That is, while the Co-op may allow a structure or placement, a governmental authority may not, and in such a case, the structure or placement is not allowed.*

*Also, there may be occasions where the Regional District, Provincial or Federal regulations may implicitly or explicitly allow a structure or placement, but the Co-op rules do not. Again, in such a case, the structure or placement is not allowed.*

### **Basic Questions to ask yourself before buying a trailer.....**

**Q** What size trailer will realistically fit on my site and meet ALL required setbacks?

**Q** Do I want a trailer with a slide out?

**Setbacks** must be met with the slides **fully extended**. This moves the trailer farther from the site line.

**Q** Do I ever plan on putting a **snow roof** on top of the trailer?

**NO?** Carry on.

**YES?** Then the overhang of the snow roof must also meet setbacks.

If the snow roof extends over a slide, your trailer must be **even further** from the site line.

### **Other things you really NEED to consider:**

**Q** Is your site large enough for the size of trailer you want? If not, rethink things now.

**Q** If the trailer has slide-outs, will they extend fully without being impeded by a tree or other obstacle?

Typically the Board will **NOT** approve the removal of a mature tree to accommodate a trailer.

**Note** – trailers are available that have slide-outs on the passenger side?

This allows for a trailer to be closer to a site line because the slide-outs are on the other side.

*Did you read down to here? If so, congratulations!! You are now ready to go to Page TWO ☺*

## Planning for a new or replacement RV at Emory?? Let's talk...

### Q. How big of an RV can I get?

**Maximum length** permitted is **36 feet** (DP) measured on the **exterior** of the RV from cabin to cabin. Measure from the part of the **rear** cabin that **sticks out the farthest** to the part of the **front** cabin that **sticks out the farthest**. **That's your measurement!!** 😊  
**Do not include** any tongue, bumper or spare tire in the measurement.

### 'Tongue Talk'

You already know that the tongue does not count towards the length of a trailer.  
 And the tongue can **intrude** into a **Setback PROVIDED THAT** the entire tongue is **fully on your site**.  
 A 3 foot tongue always works because the Side & Rear setbacks are 3 feet and the Front setback is 10 feet. **But a longer tongue** means the trailer may need moving to get the tongue fully on the Site.  
*So, for a tongue over 3 feet, **allow for the extra** length when determining whether the trailer will fit.*

**Okay....back to RV length...36 feet?? Awesome.....right?? Not so fast!!**

It's time to calculate what length of RV will actually fit on YOUR site and meet all setbacks?

**Steps to take:** First **Read Page ONE** of this Appendix (oh, you did, okay .....)

- 1) **Contact** the Board and have them measure and stake out your Site for you. **No cost** 😊
- 2) **Understand** the Setbacks your RV must meet and how to apply them.  
**SEE Appendix 3 for diagrams**  
**Front setback** – 10 feet from the front Site line but also 10 feet from the **edge** of any Road Allowance. **SEE Appendix 2 (n) Road Allowance**  
**Side and Rear Setbacks** – 3 feet
- 3) **Now** is the time to use some spikes and string or some marker paint to mark out your basic setbacks. Remember these are the basic setbacks that fully extended slide-outs and snow roof overhangs must meet.
- 4) **Look** at the marked-out area for the best place to put an RV. **Aha!!! Right here!!!** 😊  
**Ensure** there is **access** to get the RV onto the site and into that spot. **Yep, there is** 😊
- 5) **If you like the spot** you have identified, make a drawing of the site showing the basic setbacks. Add measurements to the drawing so you can determine what size RV will fit. Indicate any obstacles or trees that might interfere with a slide out, window, door or awning. Add those measurements too.
- 6) **Now you are ready** to go look for an RV. When you think you have found one, measure it and compare things to your drawing. (Don't rely on RV brochure dimensions)  
 Check where the door(s) is, where any slide is etc. **Happy Hunting!!!** 😊

All improvements will likely require an approved Site Improvement Form (**SIF**). If you are unsure, please ask the Board before proceeding.

### **Compliance**

Members are fully responsible for complying with Regional District bylaws, are strongly encouraged to perform due diligence before planning a change and are required to have all necessary **SIF's** and permits in place **before** beginning any work.

### **Liability**

ECLOCA shall be indemnified and held harmless against claims by any member(s), associate(s), friend(s), family, or contractor(s) injured while working or assisting with work on a member's site while under direction of that member.

### **Insurance**

ECLOCA strongly advises that all members carry adequate insurance coverage for all guests, family members and hired contractors visiting and/or working on the members' site(s).

**Reminder – One level and easily accessible parking space must be provided ON each site. This must be accounted for when planning changes to your site. (BL)**

**IMPORTANT** – The SETBACKS below are a guideline for your **SIF** planning purposes **ONLY**.

**APPLY and get APPROVAL before** you build.

This applies to Rule 10.0 a), c) and d). Rule 10.0 b) wood piles, NO SIF required.

**Setbacks** – for a **typical fence, wood wall fence or wood rack** positioned as a fence, the following setbacks shall apply;

**Front Site Line** – **NO** setback required. (In most cases.)

**Side or Rear Site Lines** - if parallel with a **bank or common property**, **NO** setback required

- if the site line is **shared** with another site, butting up to the site line is fine.

**OR** - if there is an agreement (on file) with the neighbor you may straddle the line 50/50

**Road Allowance** – if parallel with a roadway, the minimum setback shall be **thirteen (13)** feet from the center of the roadway. **(DVP)**

- a variance may be granted by the Board in rare instances

### **a) Fences (SIF REQUIRED) (CR)**

**Materials** – wood, metal or vinyl but **NO** chain link

**Height: Side or Rear fence** – fence panel maximum height of **six (6)** feet with one exception\*

\* fences along the buffer zone on E Level can be **eight (8)** feet high (Neighbour request)

**NO** stringing of lights between fence posts along the E Level buffer

**Front fence** - **four (4)** feet high

**Setbacks** – SEE setbacks at the top of this section 10.0

**Posts** - fence posts can be a maximum of eight (8) feet above ground for the purpose of stringing lights\*\* **SEE 3.0 (j) Lighting**

- in the case of posts higher than **six (6)** feet above the ground, no filling in of the open space between the posts and above the fence panel shall be permitted without the written permission of the Board

**b) Wood Pile - (NO SIF REQ'D)** – firewood stacked on a site that is **not** positioned as a fence.

**Height** – 6 (six) feet maximum but must be stable and safe.

**c) Wood Racks** positioned as a fence– **(SIF REQUIRED) (CR)**

- wood or metal freestanding structures for the storage of firewood

**Height** - limited to **six (6)** feet in height (ie fence panel height)

**Construction** - must be structurally sound and allow for air circulation.

**Setbacks** – (SEE setbacks at the top of this section 10.0)

**Roof Slope** – if the wood rack will have a roof it must be sloped a minimum of **one (1) inch over 4 feet** and shed any rain or snow onto **YOUR site**, not onto common property, other Sites or the E-Level buffer zone.

**Roofing** - various roofing materials are permitted

- tarps are permitted provided they are installed with a finished appearance and not simply draped over the wood rack.

**SEE Appendix 3 Diagrams**

**d) Wood Wall Fence – (SIF REQUIRED)** stacked firewood that is positioned on, near or parallel to a Site line

**Height** – same as fence height SEE Appendix 2 (a) Fences **(six (6) feet)**

**Setbacks** – (SEE setbacks at the top of this section 10.0)

**Safety** - must be stacked so as to be stable, safe and not pose a fall over risk

**Tarps** - tarps are permitted provided they are installed with a finished appearance and not simply draped over the wood wall fence.

**e) Paint / Stain & overall colour scheme** - Subdued shades of Brown, Grey or Green

**Colours** - ALL structures to be painted must be painted or stained in the approved colours.

**Trim colour (white)** - is allowed but shall not exceed 5% of the painted portion of the structure.

**Maintenance** – painted or stained structures must be properly maintained.

**Tarps** - must conform to the same colour criteria

**Other** - items such as prefabricated sheds must meet the same colour criteria **(CR)**

**f) Sheds (DP)** - **ONE** shed per site except on A Level (no permanent sheds on A Level)

**Size** - 64 sf footprint maximum **(DP)**

**Height** - 8 ft high maximum to the highest point **(DP)**

**Eaves** - maximum 12-inch eave overhang on 3 sides

- one side can have a 36-inch overhang to provide roof coverage for outside storage. Such an extension must be open on the longest side and may have pony walls on the two shorter sides to a maximum of 42 inches (no filling in of the space above the pony walls) **(CR)**

**Setbacks** - the shed (including the eaves) must meet the required setbacks for structures. **(DP)**

**Colours** - must be of the approved colours **SEE Appendix 2 (e) Paint/Stain (CR)**

**Note** - **No sheds** shall be used as overnight accommodation **(DP)**

## **g) Shelters Against the Weather**

- a **free standing** single story roofed structure for protection from the elements.
  - may be open to the ground or have a deck **SEE Appendix 2 (k) Decks – Ground Level**
- Note – parameters for shelters against the weather are still being reviewed by the Board and should be available soon.**

### **i) Small - Less than 215 sf of floor space - NO FVRD permit required (FVRD)**

**One** (1) Shelter maximum per site except on A Level (not permitted on A Level)

**Quality - MUST BE** factory prefabricated or of equivalent quality

**Eave** overhang maximum two (2) feet or less on ALL sides

**Setbacks** - must adhere to all setbacks **SEE Appendix 2 (m) Setbacks on a Site**

**Deck/Floor** - **SEE Appendix (k) Decks - Ground Level**

**IMPORTANT** - The 'shelter' **CANNOT** be attached to a trailer or snow roof.

It must be free-standing.

**SEE Appendix 3 Diagrams and Drawings**

### **ii) Large - Greater than 215 sf of floor space – FVRD permit REQUIRED (FVRD)**

- you must **first** get approval from the Board via a **SIF** prior to applying to the FVRD **(CR)**
- the Board can limit the size and specify placement of the shelter on the site

## **h) Snow Roofs on RV's - NO FVRD permit required - (FVRD)**

**Support-** must be FULLY supported by the trailer. If supported fully by the ground, you will require an approved **SIF** first and then an **FVRD building permit**

**Vertical posts** may be added **after the snow roof is built**, to 'relieve' some of the weight of the snow roof from the trailer. For weight **relief** only, there must not be a gap between the snow roof and the trailer

**Roof** - roof material must be of approved materials and colour **(CR)**

**Setbacks-** must meet required setbacks **SEE Appendix 2 (m) and Appendix 3 Diagrams (DP)**

**IMPORTANT - Tip-outs or slide outs** – Plan carefully for a snow roof that will cover any slide out. Setbacks must be met for the **fully extended** slide out **AND** the **snow roof**. **(DP)**

## **i) Retaining Walls (FVRD)**

**Height** - a maximum of **47 inches** above grade **without an FVRD permit** provided that the retaining wall is **NOT** protecting a structure.

If a retaining wall is to **protect a structure**, an **FVRD building permit is required**.

## **j) Ground patios and trailer pads**

- gravel, patio stones, rock, crushed rock or wood **are permitted materials (CR)**

## **k) Decks- Ground Level (FVRD)**

**Height** - a deck can be no higher than eight (8) inches above the ground where the ground elevation is the highest

- a deck built on sloped ground will be highest where the ground elevation is lowest



- Railings** - any portion of a deck sixteen (16) inches or more above ground requires a railing in those areas for safety
- the Board may require railings on decks lower than 16 inches for safety reasons.
- Permits** - **215 sf** of floor space or LESS – **NO FVRD building permit required**
- **Greater than 215 sf floor space** – **FVRD building permit required**
  - Board approval is required **(SIF)** prior to applying to the FVRD for a building permit
  - the FVRD will specify the requirement for railings if any

**l) Portable Shelters – gazebo's etc.**

- a device that is designed and manufactured to provide temporary shelter against rain or sun. It shall have a manufacturers CSA certification mark. It must not be a makeshift structure and needs to be conducive to the co-op's ambience.
- Such shelters are **not** designed to cover a trailer and cannot be used for such. **(CR)**

**m) Setbacks on a Site** – for **ALL** structures and RV's **(DP)**

Measured from the most **horizontal projection** of the object to the vertical plane of the site line.

**Side or Rear setback** - Three (3) feet from the side or rear site line

**Front setback** – Ten (10) feet from the front site line **AND ALSO** ten (10) feet from the edge of any **road allowance\***

**n) \* Road allowance** is measured from the 'best guess' **center of the road.** **(DVP)**

- **Emory Creek Road allowance is 66 feet**, so measure **33 feet** from the center of the road. Any permanent structure must be **set back 10 feet from that point.**
- **ALL other roads have an allowance of 22.8 feet** so measure **11 feet 5 inches** from the center of the road. Any permanent structure must be **set back 10 feet from that point.**

**o) RV Length Limitations** **(DP)**

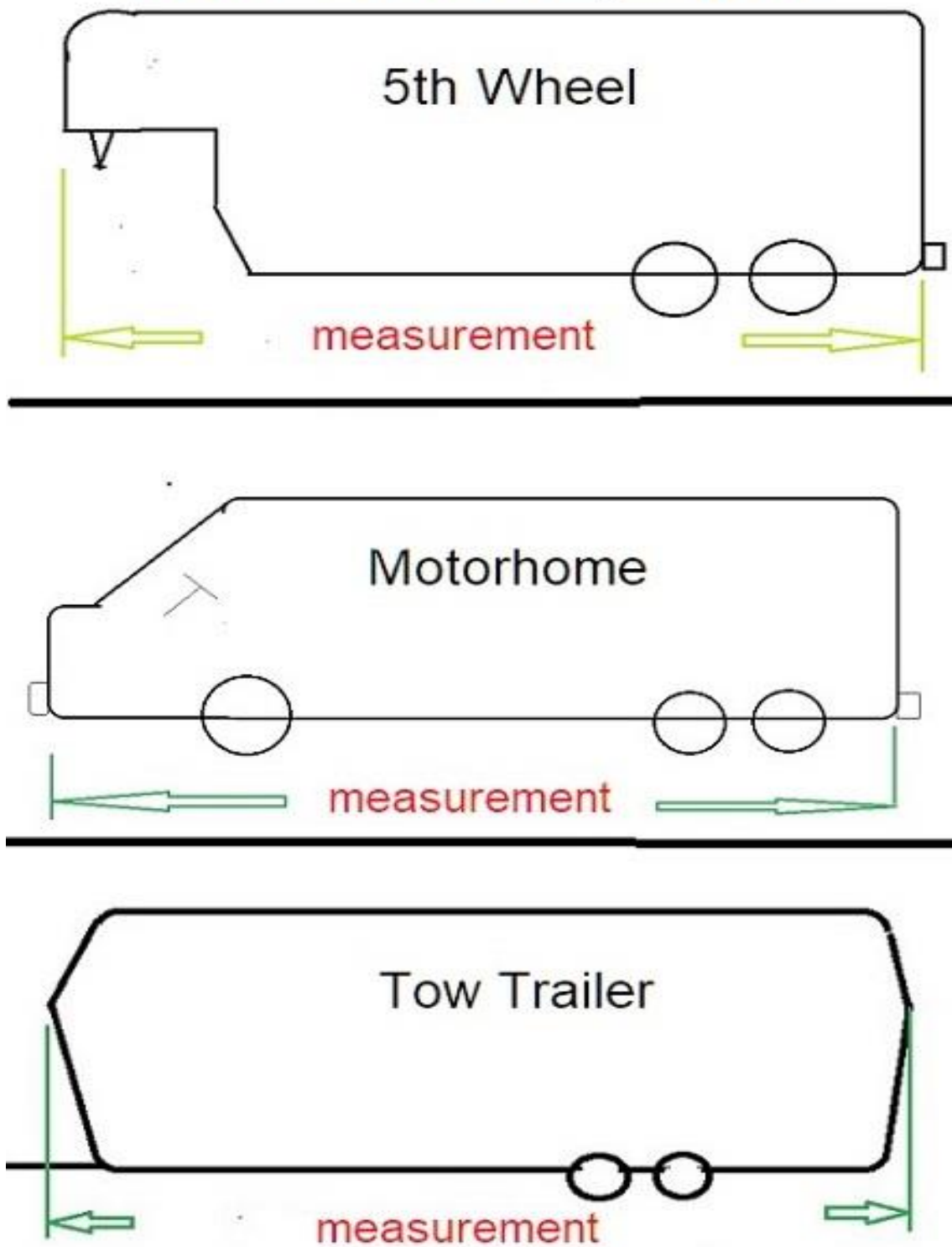
**Length** – maximum length is **36 feet** measured from the exterior of the front cabin to the exterior of the rear cabin. Do not include the bumper or trailer tongue in this measurement when determining permissible length of an RV.

**SEE Appendix 3** for diagrams on how to measure.

**Continue to Appendix 3 - Diagrams**

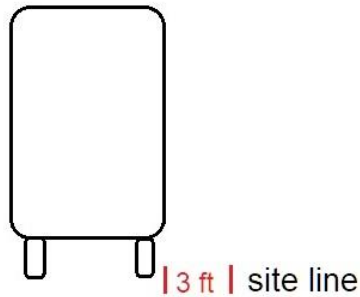


## 'How to measure your RV'

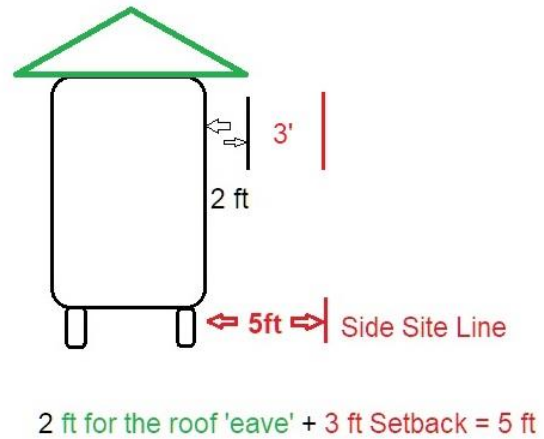


## Side and Rear Setbacks for a basic RV (no slides)

Setback from any Side or Rear Site Line  
for a basic RV, no snow roof, no slides



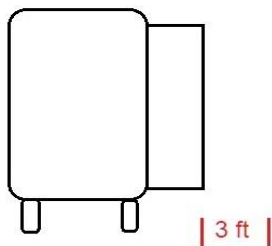
Setback from any Side or Rear Site line  
for a basic RV with a Snow roof



## Side and Rear Setbacks for an RV with one more slides

### RV with a slide

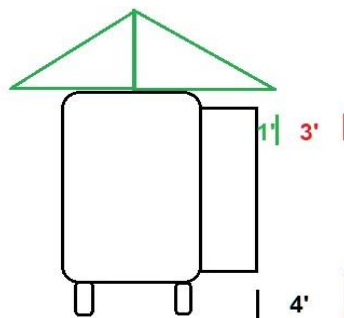
Setback from any Side or Rear Site Line  
for an RV WITH a slide.  
Tipout must be compliant when fully extended



3' from site line to fully  
extended slide out

### Adding a Snow Roof

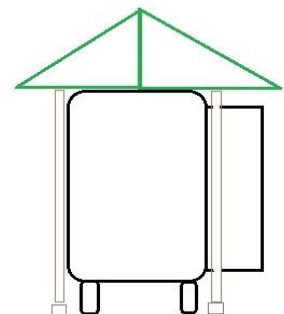
same RV with a snow roof



Roof needs to be 3' from the  
site line + eave of roof = 4'

### Adding load reducing posts

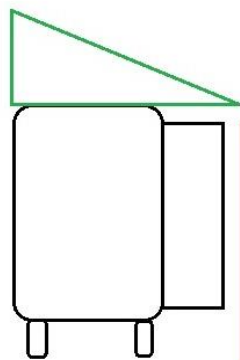
Addition of load reducing posts  
No change to setbacks required



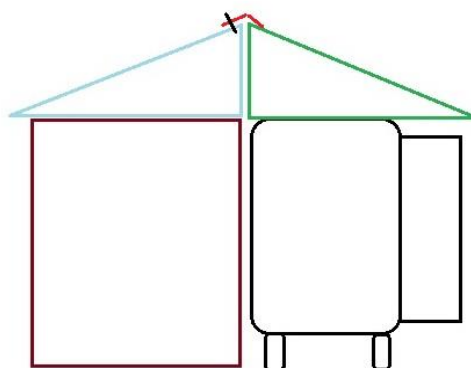
Snow roof must sit on the RV  
NO gap. load 'reducing' only

# Adding a Snow Roof and Planning for a Shelter Against the Weather

Planning a snow roof with the thought of adding a 'Shelter against the weather'



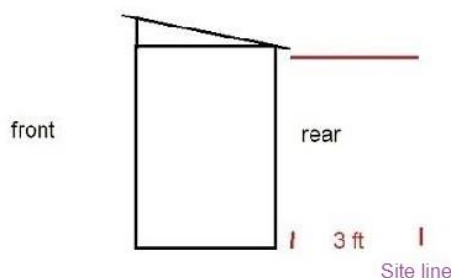
Snow roof can **NOT** be attached to a 'shelter against the weather'.



Detached shelter (with it's own roof)  
Add a peak flashing that only attaches to the 'shelter', not the snow roof.

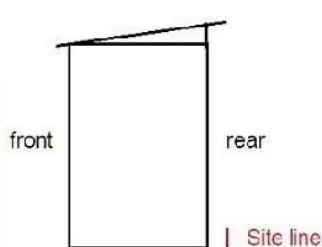
## Wood Racks - setback required....or not?

A



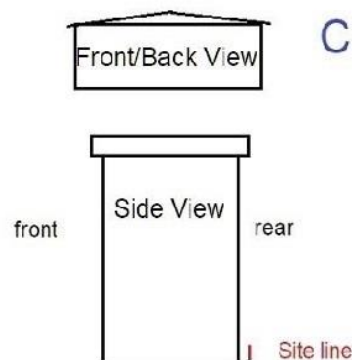
If roof slopes towards neighbour, 3 ft setback for the shedding of water, snow and debris.

B



If roof slopes down to the front, the rear roof overhang can be ON the site line

C



If roof slopes left and right, again the rear roof overhang can be ON the site line.

- Wood Racks must shed water, snow and debris onto YOUR site, not onto a neighbouring site, common property, roadway or the E Level Buffer zone.
- If the Rack will shed water, snow or debris towards a neighbouring site, common property, roadway or the E Level buffer zone, a **THREE (3) foot** setback is required.
- Roof Slope Minimum - One (1) inch over Four (4) feet