



## **SITE STANDARDS**

### **Buffalo Ridge Resort**

Update May 29, 2017

#### **Preamble**

The source of this Preamble can be found in the “Buffalo Pound Lake Land Use and Resource Management Plan” created by Saskatchewan Environment and Resource Management, August 2001.

Our RV Park is located within the Qu’ Appelle Valley system. 10,000 years ago, glacial spillways created this Valley formation. In 1939, a manmade control structure was constructed to create this lake. Because the Qu’ Appelle valley was formed from a glacial meltwater channel during a glacial retreat some widening of the valley have occurred overtime from erosion and landslides. The geology of the area governs the presence or absence of landslides and slumping based on the glacial till with sand and gravel strata overlying bedrock clay shale.

In order to protect our landscape from slumping, it is strongly recommended we respect our natural surroundings. Excess water creates a significant increase in weight of the soil profiles, therefore we recommend xeriscaping to minimize water needs. Proper drainage and water flow can reduce ponding and help to lower water table to promote better soil stability. We promote regeneration of trees and bushes. We are committed to respecting the natural environment and to regulating site development in a manner which is aesthetically pleasing and restricts over-intensive use. Strict enforcement of these standards is essential if we are to preserve the environment which makes the campground attractive.

These standards are put in place by the owners through the Board of Directors and maybe amended as required from time to time. The Board feels very strongly that Inappropriate changes to sites devalue everyone’s investment.  
Thank you for your anticipated cooperation.

# Site Standards

## 1. Impervious area maximum

- A maximum of 50% of any site may be covered by impervious surfaces
- This includes RV's, patio roofs, decks, sheds, storage containers, etc.
- Area to be measured to the edge of any overhangs
- Patios are not included unless the material is impervious

## 2. Natural cover area minimum

- A minimum of 25% of any site is to have natural cover
- Natural cover includes native bush, planted shrubs, other plant beds, the trunk of trees, and grass
- Area to be measured on the ground to the edge of non-natural material
- Planters are not included unless they are permanent (fill connects to earth below)

## 3. Drainage

- Site shall not impede natural drainage
- Natural drainage courses cannot be filled
- Drainage at the edge of lots cannot be filled
- Natural slopes are to be respected- retaining walls may not be used unless approved by the board.
- Site will provide for runoff to proceed to lot edges without adding runoff to neighboring lots
- Natural drainage may not be accelerated by placing drain pipes to edges
- Roof drainage is to be deposited on the site surface within 1m of roof edges

## 4. Encroachment/easements

- Structures on the site cannot extend beyond the site boundary into common Area
- Decks, sheds and other structures must maintain a minimal easement distance of **24 inches (2 feet)** from their site boundaries (front, side, back).
- Campers are not permitted to cordon off or define an exclusive use area that encompasses or extends into the common space of the R.V. Park.

## 5. Trees and shrubs:

- Each site shall have a minimum of 3 trees which are to be maintained (Trimmed/pruned, disease prevention, etc.) by the camper.
- The removal of old growth trees (pose a danger) in a site will be the responsibility of the R.V. Park. However, the cost of removing a tree(s) less than 12 inches in diameter and 30 feet in height will be the camper's responsibility.
- Approval is required to **remove and/or plant trees and shrubs on the site.**

- New trees/shrubs planted must not infringe upon the site boundaries of adjoining sites nor impact on the enjoyment of campers of adjoining sites.
- Campers who are approved for the planting of trees/shrubs in their site will be responsible for care and maintenance. Should removal (poses a danger) of a tree(s) be required, the camper planting the tree(s) will be responsible for the cost of removal.

## 6. Built element performance standards

- **Fences**
  - Are intended to be minimal height and only for required screening.
  - Front fence can be no more than 4' measured from ground to top of fence.
  - Adjacent site divider no more than 6'.
  - Earth tone coloring.
  - Dog barrier fence must be no more than 4', must be 3" green wire mesh anchored with posts and secured with cables at top and bottom.
- **Decks and Patios**
  - Material/construction to allow rainfall to flow through
  - Footings to be rot-resistant (concrete, stone or pressure treated wood)
  - Surface to be one of the approved standards including pressure treated deck boarding, concrete patio blocks, pavers or recycled brick.
  - Patios must be set on porous material. (e.g. pre-cast concrete pavers or interlocking bricks laid on sand/ gravel bed)
  - Patio Roof, Half and Full Canopies are permitted once approved.
- **Sheds**
  - Sheds measuring less than 100 square feet will be non-taxable as per SAMA guidelines.
  - 4/12 roof pitch on sheds/garages
  - Garage max size of 18' wide, 30' max and must be "moveable" as per SAMA guidelines.
  - Follow patterns, style and size approved by Buffalo Ridge Resort.
  - Only two storage sheds per site are permitted, or one shed and one garage.
  - Electrical power is not allowed in any shed unless wiring meets code
- **Wood box**
  - Must not exceed the following dimensions: 2' wide x 2' high x 4 feet long.
- **Colors – use of one of the following :**
  - Natural cedar or other approved wood.
  - Stained cedar or other approved wood or painted in natural shades of
  - Brown, green, grey.
  - Stained or painted white.
  - Other colors may be accepted to co-ordinate with the RV unit on the site; Written approval of such colors must be given.

## 7. Recreational Vehicles (refers to: motorhomes, trailers)

- Only Class A and Class C motorhomes are approved. **Class B motorhomes or van conversions are not permitted.** Towable RVs - Travel trailers and 5<sup>th</sup> wheel trailers are approved. **Folding tent trailers and truck campers are not permitted.**
- Park Trailers Models will be permitted but require prior approval of the Board.
- Park Model trailers requiring a **special permit for towing would not be** considered a Park Model Trailer and would not be approved.
- Park Model Trailer specifications:
  - Conform to CSA Z-241 standards for RV's with a maximum area of 50 square meters (400 sq. ft.) in the set-up mode.
  - Maximum width 2.6 meters (8 ½ feet or 102 inches)
  - Only one RV is permitted on a camping site.
  - RV cannot be more than 10 years old unless written consent has been given.
  - RV must be maintained and kept in excellent condition
  - RV must be of a size which is appropriate for the site and which fits within the site boundaries and fall within the Site Standards- "Impervious surface area of the site which cannot exceed 50%."
  - RV must be towable (drivable) and cannot be located on the site or built into the site which would prevent it from being towed out.

## 8. Maintenance

- Site occupant must keep all built components in good repair and appearance
- Occupant not to use or apply any material that will damage natural cover including trees
- Occupant not to put pavers or material within one foot of any existing tree (i.e. create tree well).

## 9. Approval by Municipality

- All items referred to above must also comply with the bylaws of the RM of Marquis and the applicant shall be responsible for obtaining required approvals from the RM and paying any fees in that regard.

## 10. Permission Requirements

- o Owners must request prior written permission from the board for any of the following site changes:
  - Removal of any tree
  - Trimming any tree
  - Removal of natural cover, including replacing with grass
  - Re- grading- any fill or cut of over 125mm
  - Built elements- any including storage sheds

## **11.Non-Compliance**

- o With respect to departures from these standards which were previously approved in writing, appropriate phase out arrangements will be made on a site by site basis.
- o Owners will be notified in writing of any violation of a site standard, except for any special exemptions approved by Buffalo Ridge Resort Owner Corp. The owner will then have a period of 60 days, or such longer period as determined by the board, to rectify the violation and comply with the standard. If after the expiration of the above mentioned period the violation has not been remedied to the satisfaction of Buffalo Ridge Resort Owner Corp., the lease will be deemed to be in default and be subject to termination.

*As Approved by the  
Board of Directors  
Buffalo Ridge Resort Owner Corp.*