

Questions Regarding EHA Development

General Comments:

The EHA Easements are located in the recreational easement district and the regulations applicable to this district are attached to this list of questions.

For the purposes of this list, the word "Development" should be broadly interpreted and the Public Utility Lots should be included in the references to easements.

The EHA encourages residents to provide detailed answers to the questions set out below and to provide feedback on any other types of development issues which are relevant to the shoreline lands.

Questions:

- 1) Should there be a maximum amount of surface area (i.e. 40%?) allowed to be developed on an easement? If so, please specify. Note, Section 4.7 of the current regulations are not specific and deals only with buildings.
- 2) What types of structures should be allowed and/or disallowed on the Easement (eg. Boathouse, Sheds, Retaining Walls, Decks, Firepits, Planters, etc.)? Note the current regulations restrict the permitted structures to only boathouses.
- 3) Should patios or decks be allowed on top of boathouses or other structures?
- 4) How should existing structures that don't meet the new guidelines be managed? Should the non-conforming structures be allowed to exist and, if so, under what conditions? Should any further development of these non-conforming structures be restricted to repairs?
- 5) Should fences be allowed between Easement boundaries?
- 6) Should permanently installed utilities (electrical, gas, water, sewage, etc.) be allowed on the Easements?
- 7) Should there be a minimum set back (area where construction is not allowed) from the road and the boundaries of the easements? Note, Section 4.6 of the current regulations refers to minimum setbacks of ten feet from the road.
- 8) Should there be a minimum distance between the high-water mark and the start of any development in order to preserve shoreline stability and encourage filtration of surface and ground water?
- 9) Should structures have to stay within a maximum height above the road? Note, Section 4.8 of the current regulations states that the roof of a boathouse cannot be higher than two feet above the crown of the road.
- 10) Should a retaining wall be restricted to a maximum height? Should the design of a retaining wall be approved by an engineer?

11) Should there be a restriction on the types of building materials used such as:

- The use of concrete piles or pads or footings
- The use of Screw piles
- The use of Railroad Ties (or any other building material which would allow substances to leech from it)
- The use of paving stones or other hard surfaces which allow run-off of surface water.

12) Should there be restrictions on the depth of excavations on the easements?

13) Should adjacent neighbors be notified of a pending Development Application on the Easement?

14) Should formal consent from adjacent neighbors be part of the Development Application process?