



SunSet Bay Estates
Family. Friends. Forever.

SUNSET BAY ESTATES REQUIREMENTS

1. Cottage Size:
 - All bungalow style (one storey) cottages must be 1,200 square feet or larger.
 - All two storey cottages must be 1,450 square feet or larger.
 - No cottage may be higher than 35 feet off of the ground.
2. There shall be no mobile homes on the site at any time. While the cottage is under construction, trailers may be on the site for a maximum of two (2) years. Manitoba Hydro will set up a construction power drop while the Purchasers are under construction, but will not hook directly to a trailer.
3. There is no time limit to start construction of the cottage, but once the cottage construction is started, the cottage must be closed in (complete with an external finish) within two (2) years.
4. The lot owner may not clear trees from the setbacks. The side yard setback is fifteen (15) feet, and the front yard setback is twenty-five (25) feet. The front yard is defined as closest to the road, and the side yard is all other lot boundaries.
5. Lot owners may not dump clearing spoil or any construction waste onto any public reserve within the development, and must keep their site neat and tidy.
6. Each cottage lot shall have only one approach from the road, and that approach may not be wider than thirty (30) feet.
7. The only "ready to move" (RTM) home that shall be allowed to be moved onto the site is if it is less than one (1) year old.
8. No more than one garage to a maximum of 30 feet by 30 feet, and no more than one outbuilding or shed to a maximum of 12 feet by 12 feet, may be erected on any cottage lot.
9. Cottages must be built to all Rural Municipality building code and fire code regulations.
10. Before construction begins, all necessary permits and approvals must be obtained, as per the Selkirk and District Planning Area (<http://www.selkirkplanning.com>), and the Rural Municipality of St. Clements (<http://www.rmofstclements.com>).
11. Cottage owners may not engage in any commercial enterprise out of their home.
12. Cottage owners must hook up to the municipal waste water system when it becomes available. Until then, cottage owners will use a holding tank that is compatible with the Low Pressure Waste Water System that the Rural Municipality of St. Clements is planning for SunSet Bay Estates by means of a Local Improvement Project.