

Whitehorse Condominium Corporation #2, 100 Lewes Boulevard

**Shed Policy**

**Background:**

Residents have exclusive use of their fenced yard and are responsible for its maintenance. It remains part of the common property of the Corporation.

**Scope:**

This policy applies to a new shed a resident or owner installs in his/her fenced yard.

**Definition:**

Shed: walled storage structure

**Purpose:**

Provide residents the opportunity to have safe outdoor storage in a way that maintains and encourages the attractive appearance of the complex.

**Grandfather clause:**

Existing non-conforming sheds are tolerated. Non-conforming sheds must be removed or modified by the owner prior to the sale of their property. If a non-conforming shed has not been removed or modified, the Corporation may remove the shed and bill the unit owner for the cost of such removal.

**Procedure:**

Before building or erecting a shed, the owner must submit a request to the Manager. Approval will be given for one (1) shed that conforms to the following regulations:

- a) Maximum 100 sq. ft.
- b) Maximum 8 feet above ground level.
- c) Closed to the elements.
- d) Walls and roof will have a natural finish, neutral color or color scheme that matches the condo units.
- e) No heating device of any sort.
- f) No electrical wiring.
- g) Structure must be easily moved (ie. On skids).
- h) Shed shall be placed to have the least impact on neighbours.