



SCHEDULE B

TERMS AND CONDITIONS FOR LEASED SITES AT HALIBURTON FOREST

The following terms and conditions form Schedule B to the License of Occupation for leased sites at Haliburton Forest, as amended and edited for 2017 and until further notice.

DATES, ACCESS, AND CLARIFICATIONS

1. The use of the property is limited to specific individuals under the lease.
 - a. Each lease covers the use of the leased site for the year by two adults and their children under the age of 18.
 - b. All visitors must be registered at their time of arrival at Haliburton Forest, or else they are trespassing and their hosts are in violation of the lease.
 - c. Arrivals after the Main Office is closed must execute a registration slip and deposit the executed slip in the message box beside the Main Office PRIOR to entering Haliburton Forest property; the visitors must then return to the Main Office by 11am the following morning to register and pay for access.
2. The lease extends from January 1 to December 31 of each year. A deposit of \$1,000 is required by December 31, with the balance being due by Monday of the Victoria Day Weekend. Late fees will be charged to any lessee who has not made payment by the required deadlines.
3. Trailers must be moved off site within seven days when a lease is terminated. There is no refund for lease payments when a lease is cancelled by Haliburton Forest for breach of any of the respective rules in the lease agreement or the conditions of use.
4. Every entrance into Haliburton Forest is controlled by a locked gate. Lessees are provided with 2 keys each season. Keys are not to be copied/shared for any reason.
5. The following are the approximate dates for accessing Haliburton Forest:

- a. Late-March or early-April: Snowmobile trails are closed. Roads remain closed and gates locked with previous years lock. Access via ATV is permitted for lessees only.
- b. First Sunday in May: Trailers/machines to be removed from Lease Parking Area by North Road entrance. Those left in the area will be forcibly removed by Haliburton Forest, who are not responsible for any damage inflicted.
- c. Second Friday in May: Roads open at 8:00am. Keys and locks start to change over. Lessees come into the office to exchange keys. Pending availability, keys may be exchanged before this weekend.
- d. Monday of May Long Weekend: Final payment due for annual lease fees. Those who have not made their final payments do not receive new keys.
- e. Tuesday Immediately Following May Long Weekend: All locks are changed to new locks.
- f. Saturday of July Long Weekend: Annual Camper Meeting to discuss important topics regarding Haliburton Forest, lease sites, guests, events, and so on.

MAIN STRUCTURE ¹

6. There are three options for main structures:
 - a. One trailer or one tent;
 - b. Two micro cabins; or
 - c. One custom-built camper.

7. With respect to trailers, the following conditions apply:
 - a. Trailer Dimensions
 - i. Maximum trailer width = 8'6"
 - ii. Pull outs are permitted but must not be sealed open. In other words, they must be able to open as well as close at any time and upon request.
 - iii. Maximum trailer height = 13'
 - iv. Maximum trailer length = 35', including the length of the tongue.
 - b. Fixtures and Services
 - i. Wheels must remain on and so the trailer must be considered removable/driveable at all times – no foundation or additions are permitted.
 - ii. The tongue must not be removable and must be in place at all times.
 - iii. No permanent services such as hydro, water, or gas may be connected to the trailer. However, propane cylinders are permitted.² Propane lines are

¹ Before any main or additional structures are built or delivered, plans must be submitted to the office for approval.

² Propane tanks ranging from 20-100 lbs can be filled at Main Office or Budget propane can be asked to deliver propane to larger tanks.

- not permitted to run underground; they must be connected directly to the trailer.
- iv. Solar and small wind turbine options are permitted to generate electricity. Solar and wind turbines must be approved by Haliburton Forest.
 - v. There must not be any permanent roof erected over the trailer.
8. With respect to two micro cabins, the following conditions apply:
- a. Constructed on construction pads, not permanent footings or foundations.
 - b. Each cabin may be a maximum of 100 square feet.³
 - c. All other terms and conditions that apply to trailers, also apply to micro cabins.
 - d. Overhangs must be 6 – 8 inches or less in width. Exception: Using the approved HF micro house plans. The overhang over the front entrance is 12 inches which is required for the specific design of the log cabin style.
9. With respect to one custom-built camper, the following conditions apply:
- a. Engineered drawings must be provided to Haliburton Forest prior to delivery for approval. Haliburton Forest retains the right to reject said drawings for any reason.
 - b. Arrive at Haliburton Forest certified and approved for road travel, not constructed at Haliburton Forest. In other words, it must be built off-site and meet all road-travel regulations prior to being delivered at Haliburton Forest.
 - c. The camper must be constructed on a legitimate trailer frame that is properly weighted for the structure carried by the trailer frame.
 - d. All other terms and conditions that apply to trailers, also apply to custom-built campers.

ADDITIONAL STRUCTURES

10. A number of additional structures are permitted on leased sites, but they must conform to the following terms and conditions.
11. One temporary dining tent, which no particular size or format required, as long as it is a removable and portable tent that is erected and dismantled on a regular basis.
12. Two storage sheds or outbuildings:
- a. Each shed or outbuilding can be a maximum of 40 square feet in size.
 - b. Overhangs must be 6-8 inches or less in width.

³ Please note that square footage is used throughout the document and refers to the total outside of the structure, including overhangs, as opposed to the inside measurements.

- c. As previously noted, the maximum square footage includes the base and roof overhang if both are larger than the actual shed and supported by posts.

13. One firewood shelter:

- a. The firewood shelter may be a maximum of 40 square feet in size.
- b. The shelter may consist only of four posts and a tin roof with no side walls or base or foundation; if it has any walls or a base or foundation, it will be considered one of the two permitted storage sheds or outbuildings.

14. One annex alongside the trailer:

- a. Permission for an annex is required prior to construction. Please note that no annexes are permitted on Pelaw Lake.
- b. The annex can be a maximum of 100 square feet in size.
- c. Overhangs must be 6-8 inches or less in width.
- d. The height of the annex must be no more than 10 inches above the height of the trailer roof, as measured at the outside of the trailer.
- e. As previously noted, the maximum square footage includes the base and roof overhang if both are larger than the actual annex and supported by posts.
- f. Annexes must abut the trailer with non-permanent insulation or fixtures; stud walls connecting the trailer are not permitted, but spray-foam is, for example. Annexes should have 3 walls with the open area abutting the trailer.

15. One deck adjoining the annex or trailer:

- a. Must be of equal size or smaller in terms of square footage than the trailer or micro-cabin or custom-built camper on the site. The size of the annex is not relevant to the size of the deck that is permitted.
 - i. As an example, for the purpose of clarity, a leased site with a trailer measuring 80 square feet must have a deck that is 80 square feet or smaller, regardless of the size of the annex.
- b. The deck must physically abut the trailer, micro-cabin, or custom-built camper.

16. One lakeside dock:

- a. The dock may be up to 128 square feet or smaller, including the size of the ramp.
- b. The recommended dimensions of the dock is 8' x 16'.
- c. Pressure treated wood is only permitted on sections of the dock that will not be permanently touching the water.

17. One generator box:

- a. The box must be appropriately sized to fit the generator.
 - i. The “appropriate size” will be determined at the discretion of Haliburton Forest staff on a case-by-case basis. For clarity, the box should comfortably hold the generator without enough room for significant additional storage of tools, materials, or other possessions.
 - ii. In any case, the generator box must not be larger than 4’ x 4’ x 4’.
- b. The box must be insulated to assist in noise reduction.

18. Other permissible structures/items:

- a. Showers are permitted but must be simple. This entails four posts, patio tile slab, open at top, and modest side walls, with a recommended size of 4’ x 6’, conforming to the requirements for gray water disposal.
- b. Outdoor saunas are permitted but qualify as outbuildings.
- c. Fishing huts are permitted and will not qualify as an outbuilding if it is on skis and is registered as a fishing hut. It must not be used as a shed during the spring, summer, or fall and must be empty other than items directly related to ice fishing. Regulations for fishing huts can be found at <https://www.ontario.ca/page/ice-fishing#section-2>
- d. Hot tubs are permitted as long as they do not have roofs. If a hot tub has a roof, it will be counted as an outbuilding.
- e. Second/additional trailers may be permitted in exceptional circumstances. However, the site must be deemed large enough by Haliburton Forest. The fee for an additional trailer is 2/3 of the original lease fee. This may be assessed on a case-by-case basis by Haliburton Forest.
- f. Enclosed storage trailers may be permitted as long as it is on wheels, entirely road worthy, licensed, etc. It must not have electrical hookups, be mounted on jacks or a foundation, or otherwise represent an outbuilding.
- g. Water trampolines and swim rafts (floating dock away from shore) are permitted as long as they are brought to shore on at least a weekly basis or whenever the lessee leaves Haliburton Forest, whichever is more frequent. Swim rafts can be no larger than 8’ x 8’.

NON-PERMISSABLE ITEMS

19. Haliburton Forest may demand the removal of any structures or items that are deemed non-permissible for whatever reason. Upon being provided notice, these structures or items must be removed within two weeks.
20. Strictly non-permissible items, which must never be stored on a leased site, whether or not notice has been provided by Haliburton Forest, include the following:

- a. Old cars, home-built sleeping trailers, retrofitted storage containers, converted buses, or similarly modified vehicles.
 - b. Roadside signs taken from other transportation routes.
 - c. Cables or barriers blocking driveways and entrances.
21. If a trailer or structure at Haliburton Forest is deemed by tax assessment authorities such as MPAC to qualify as a “building” under the Assessment Act, any resulting taxes or charges will be the responsibility of the lessee.
22. Firewood from outside of Haliburton County is strictly prohibited at all times. Any firewood found on a leased site from outside of Haliburton County must be removed immediately. Bringing firewood from outside Haliburton County into Haliburton Forest is legitimate grounds for the termination of the lease agreement.

MAINTENANCE OF THE SITE

23. The cutting of any standing trees or brush is not permitted.
- a. Haliburton Forest is to be informed of danger trees, which will be removed by its staff within a reasonable period of time, at Haliburton Forest’s discretion.
 - b. No trees will be removed on any site to accommodate the position of a trailer on site nor will any road be widened, straightened or changed in any way, shape or form to accommodate the movement of any camping trailer.
24. The cutting of fallen trees and logs is generally permitted.
- a. The cutting of fallen trees is allowed permitting the lease holder has signed a one time indemnification form at the Main Office and wears all required personal protective equipment when cutting fallen trees.
 - b. Haliburton Forest has a designated log area where lessees are permitted to cut the logs on site and transport to their campsite for firewood. Lessees must confirm with the Main Office on the location of the current designated log area.
25. Garbage must be disposed of in an appropriate manner.
- a. Lessees and guests are asked to use the garbage disposal bins at Base Camp. Littering is a serious offence and must never occur.
 - b. Lessees are responsible for sorting recyclables into appropriate containers.
 - c. Lessees are permitted to visit the local dump with a dump card which can be signed out at the Main Office. This must be returned on the day it is signed out.
26. Grey/black water must be dealt with in an appropriate manner.
- a. No grey or black water is to be disposed in the lakes, streams, etc. Grey water is relatively clean waste water from baths, sinks, showers, etc. Black water is waste water containing feces and urine and requires the use of your outhouse.

- b. Soaping or washing dishes in lakes is not permitted. The use of biodegradable cleaning products is requested; the soapy water must be disposed as grey water.
 - c. Grey water must be disposed of at a minimum of 50 feet from the high water mark, preferably in a small hole or pit dug for that purpose.
 - d. Black water valves on trailers are required to be completely disconnected, meaning the valve must be removed or turned off and covered with duct tape to prove that it is not in use.
27. Other maintenance issues should be reported to the Main Office in person or via email (leases@haliburtonforest.com). This includes issues relating to picnic tables, outhouses, tree servicing, gravel requirements, and related issues. Additionally, the maintenance of trailers may be coordinated with a local trailer repair company called “4 Hooks RV” in the nearby town of Minden. Please contact the Main Office for their contact information.

FISHING AND HUNTING

28. Provincial Fish and Game Laws apply within Haliburton Forest and will be enforced at all times; it is the responsibility of all users to know and follow these laws.
- a. Fishing is open to all guests of Haliburton Forest.
 - b. A mandatory creel survey is in effect for all lakes within HF. Anglers are required to report truthfully all catches as well as angling effort – successful or not – in order to assist in the management of fisheries.
 - c. Voluntary fishing restrictions are in effect on MacDonald, Clear, Black and Little Black lakes. On most of the lakes the use of live bait is prohibited. The use of live bait is prohibited.
29. Hunting is limited to the registered hunt camps within Haliburton Forest.
- a. The entire property is closed to all users during the Moose Hunt and the Deer Hunt in the autumn.
 - b. Haliburton Forest remains in operation during the spring Bear Hunt. However, the property will also be used by hunters at these times. It is the responsibility of both hunters and lessees to behave safely during the spring Bear Hunt.

MOBILITY AND TRANSPORTATION

30. The seasonality of motor vehicle transportation within Haliburton Forest is limited. Specifically, no cars are allowed on HF roads from the end of the deer hunt until the weekend prior to Victoria Day of the following year. Haliburton Forest retains the right to close all roads at any time due to weather or other events.

31. The Highway Traffic Act applies at Haliburton Forest. Guests must adjust speed to the road conditions. All vehicles must be licensed and insured. Off-roading is strictly prohibited, and drunk driving is as illegal inside Haliburton Forest as it is outside.
32. Lessees must display a valid and numbered Haliburton Forest decal or mirror tag on all vehicles, snowmobiles and ATVs operated on the property of Haliburton Forest.
33. Special rules apply to the use of ATV and other Special Vehicles. ATVs and other Special Vehicles at Haliburton Forest are limited for use by only Lease Holders when the snowmobile trails are closed. Please refer to the *Rules and Regulations for the use of "Special Vehicles" at Haliburton Forest* document for more specific .
34. Outboard motors of up to 9.9 HP are permitted on most lakes. It is the responsibility of the lessee to be familiar with the specific rules for each lake. Water-skiing and high speed boating is not permitted. No gasoline outboard motors are allowed on Black, Loon, Baby Loon, Dutton, Blue and L'Azure Lakes.

NOISE AND NUISANCES

35. Quietness and peacefulness is critical to the integrity of Haliburton Forest. All lessees must be mindful of protecting the quiet enjoyment of others.
 - a. The use of generators and chainsaws is permitted around midday only, specifically from 11:00 am to 3:00 pm.
 - b. No chainsaws shall be used on leased sites on weekends between June 15 and Labour Day. Generators are to be muffled at all times.
36. Fireworks and firearms are prohibited at all times, including holidays.
37. Dogs must be under the control of their owners at all times and must not chase wildlife, make excessive noise or wander away from the immediate vicinity of the host site.

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