



MORNINGVIEW
ON MIDDLETON

ARCHITECTURAL DESIGN GUIDELINES

STAGE 1



January 2022

TABLE OF CONTENTS

PROJECT CONTACT DIRECTORY	1
PROJECT OVERVIEW	2
1. CONSTRUCTION PRACTICES	2
1.1 No-build, no-disturb covenant areas	2
1.2 Erosion control	2
1.3 Damage/Clean up	2
2. GENERAL	2
2.1 Legal Survey	2
2.2 Site Grading Plan	2
2.3 Driveway	3
2.4 Damage to utilities	3
2.5 Site Cleanup	3
2.6 Insurance	3
2.7 Signage	3
2.8 Site Activities	3
3. DESIGN APPROVAL	4
4. COMPLETION OF CONSTRUCTION	5
5. SITING OF BUILDINGS	5
6. DESIGN	5
6.1 Architectural Theme	5
6.2 Streetscape	5
6.3 Style Profiles	6
6.4 Size	7
6.5 Height	7
6.6 Corner lot and high visibility (more than 1 visible elevation) sites	7
6.7 Forms of construction	8
6.8 Ancillary buildings	8
6.9 Roof	8
6.10 Gutters, downspouts and perimeter drainage	8
6.11 Garage	8
6.12 Driveways and Walkways	8
6.13 Setbacks	9
6.14 Window and door treatments	9
6.15 Chimneys, fireplaces and vents:	9
6.16 Balconies, decks, patios and courtyards	9
6.17 Exterior Lighting	9
6.18 Utilities	9

6.19	Mailboxes and address plaques	9
6.20	Leisure elements	10
6.21	Recreational vehicles and sports equipment	10
6.22	Miscellaneous	10
7.	MATERIALS AND COLOURS	11
7.1	Colours	11
7.2	Materials	11
7.3	Roof	11
7.4	Foundation	11
8.	LANDSCAPE ELEMENTS	12
8.1	Fences, screening, hedges and boundary wall(s)	12
8.2	Screening of mechanical equipment and utility connections	12
8.3	Retaining or boundary walls	12
8.4	Landscape Grading	12
8.5	Landscape design	12
8.6	Lawn	13
8.7	Hedges	13
8.8	Trees	13
8.9	Minimum Requirements	13
8.10	Landscape decks	13
8.11	Patios	13
8.12	Outdoor kitchen and dining areas	13
8.13	Fire pits	14
8.14	Garden ornamentation	14
8.15	Rainwater barrels	14
8.16	Landscape materials	14
8.17	Irrigation systems	14
9.	MISCELLANEOUS RESTRICTIONS ON USE	15
10.	SCHEDULE A - DESIGN REVIEW PROCESS	15
10.1	Design Review Fees	15
10.2	Design Review	15
11.	SCHEDULE B - Fees for Design Guidelines Consultation	17
11.1	STANDARD DESIGN REVIEW AND APPROVAL	17
11.2	ADDITIONAL VARIANCE AND ADDITIONAL CONSULTATION FEES	17
11.3	ADDITIONAL SITE VISIT FEES	17
11.4	PAYMENT FOR ADDITIONAL FEES	17

PROJECT CONTACT DIRECTORY

Land Developer:

Avillia Developments Ltd.

Email: mail@avillia.com
Office: 435-1388
Toll Free: 1-833-AVILLIA
Address: 328, 14127 – 23 Ave NW, Edmonton, AB, T6R 0G4

Architectural Consultant:

All Elements Design.Manage.Build

Name: Kim Larson
email: kim@allelements.ca
Office: 250-486-7679
Address: 303-1447 Ellis Street, Kelowna, BC V1Y 2A3

Engineering:

WSP Engineering

Name: Alexander Christensen, ASCT, PMP
email: Alexander.Christensen@wsp.com
Office : 250-469-7727
Address: 1631 Dickson Ave. Suite 700, Kelowna, BC, V1Y 0B5

Legal Surveyor:

Russell Shortt Land Surveyors

Name: Jason Shortt
email: jasons@jrshortt.ca
Office : 250-545-0511
Mobile : 250-309-1801

Project Legal Council (for Conveyancing):

Name: TBC
email:
Direct :
Office :
Address:

PROJECT OVERVIEW

Morningview on Middleton is a beautiful hillside community located on the east flank of Middleton Mountain and boasts beautiful vistas over the Coldstream Valley. The community backs on to Middleton Mountain Park and the Farnsworth Nature Preserve.

Morningview is a consolidation of three land parcels. One of these parcels that Avillia purchased was owned by the Middleton family – the same family for which the Mountain was named after.

Avillia has developed a mix of single-family and duplex homes in this community complete with parks, trail heads and a variety of lots. The view-oriented community design features walk-out, at grade and walk-up lots, many of which will have amazing views of the valley, distant mountains and/or Middleton Mountain Park. The selected homebuilder group is offering a variety of home layouts and exterior elevations.



1. CONSTRUCTION PRACTICES

1.1 No-build, no-disturb covenant areas

Any covenanted, no-disturb areas and no-build areas must be strictly adhered to.

1.2 Erosion control

No lot shall have lot grading, drainage, or ground conditions that will result in water or loose impediments escaping from such lot onto adjoining properties.

1.3 Damage/Clean up

Any damage and/or cleanup caused by the failure of erosion control mechanisms shall be the responsibility of the Builder, the building contractor, the landscaping contractor, or any other person having control over the installation and efficiency of any such erosion control mechanisms. Charges will be deducted from the security deposit.

2. GENERAL

2.1 Legal Survey

It is the lot Builder's responsibility to determine the exact lot lines and boundary.

2.2 Site Grading Plan

Must conform to the developer's approved grading plan.

2.3 Driveway

The lot Builder is to ensure the correct grade for the garage and sidewalk tie-ins and to ensure all shallow utility work is done prior to driveway placement.

2.4 Damage to utilities

All conditions of the site are considered to be sound, complete, and in full working order at the time of sale. It is the responsibility of the Builder or the Builder's agent to bring any deficiencies to the attention of the developer prior to lot possession. Damage not reported will be the responsibility of the builder.

Repairs for damaged utilities during home construction will be completed by the developer and will be invoiced to the Builder at the discretion of the developer.

2.5 Site Cleanup

All construction debris is to be organized daily and any trash piles are to be picked up no less than each Friday. All sites should appear visually organized and tidy.

Construction garbage is the responsibility of the builder – refuse containers cannot be placed on the road, or street. Waste materials collected by the developer will be charged to the Builder.

2.6 Insurance

Must be maintained at all times.

2.7 Signage

Only builder branded signage is acceptable. All signage must be approved by the developer before placing on any lot. Failure to obtain approval may result in removal of the signage, at the builders' expense. Realtor signage is not permitted on any lot. The District of Coldstream Sign Bylaw shall be met at all times.

2.8 Site Activities

From District of Coldstream Bylaws

- Changing of oil, vehicle washing, or any maintenance of by non-builders is prohibited.
- Cleaning of equipment on site is not permitted.
- In order to respect the surrounding community and neighbors, no offensive language or loud music will be tolerated on site.
- Dogs are not permitted on site.
- Dust and noise control is the Builder or their agent's responsibility.
- Blasting – no impact digging causing seismic vibrations can be undertaken without written approval of the developer and the developer's Engineer and Geotechnical Consultant. Blasting is discouraged and approval may be withheld without cause or reason.
- The builder must contact the developer in writing two (2) weeks prior to the blasting date with the detailed blasting and monitoring plan, plus provide evidence of geotechnical engineering oversight.
- Roadways and sidewalks shall remain clean and clear at all times. If soiled and not resolved within two (2) days, the developer will hire a cleaning crew at the expense of the builder. The costs will be invoiced to the Builder.
- Boundary of Construction – no material will be placed on another lot.
- Parking is not allowed on other sites without the written permission of the builder owning the lot. No overnight or weekend storage of vehicles or trailers is allowed on other lots.
- Hours of construction and work are regulated by the District of Coldstream.

3. DESIGN APPROVAL

No building, development, or other construction shall be commenced until the builder has submitted and, had approved by the developer or design consultant, a fully completed building application (Schedule A) along with such site plans, site grading, elevations (including geodetic height), primary dwelling, garage, and outbuilding drawings and specifications (including architectural styles, materials, and color scheme).

All professionals must be retained by the builder (e.g. geotechnical, structural, civil, etc.) and are not the responsibility of the developer or design consultant.

The developer or design consultant, acting reasonably, may withhold approval in the event that the building application, plans, or specifications (including architectural styles) are not in compliance with the restrictions set out in this Design Guideline or do not adhere to specified design guidelines provided by the developer or the design consultant.

The developer reserves the right to grant special approvals on house designs (the "Special Approval") for specific lots which have not been sold and which do not comply with the provisions set out in this building scheme if, in all respects, at the option of the developer, the design is architecturally acceptable. If the Special Approval does not comply with some or all of the provisions of this building scheme, then such provisions are exempted from this building scheme as they apply to such lot. All other restrictions and provisions of this Design Guideline will, nevertheless, remain in full force and effect with respect to such lot.

The refusal or failure of the design consultant, acting in accordance with the terms of this Design Guideline, shall not be actionable by any person under any circumstances, it being the sole discretion of the design consultant to grant or withhold said approval subject only to the provisions herein stated.

The onus to follow the prescribed construction practices is on the builder. The security deposit is held by the developer to ensure compliance with, not only the design and completion stages of the house and landscaping, but also to ensure the prescribed construction practices.

No building will be deemed to be approved by the developer until such time as a set of drawings and specifications marked "approved" and signed by the developer or the developer's agent are returned to the builder for submission to the District of Coldstream, as is required prior to the issuance of a building permit. Plans must be stamped by the consultant prior to building permit submission.

Following design consultant written approval, a Development Permit, Environmental Permit, and/or any other such required permit may be required in addition to the Building Permit by the District of Coldstream.

Government Regulations

Builders must comply with all Provincial or Municipal laws, bylaws, or regulations. The Design Guideline is supplementary to these rules and regulations and is not intended to replace any Provincial or Municipal laws, bylaws, or regulations. In cases where the Design Guidelines contradict any Provincial or Municipal laws, bylaws or regulations, the Design Guidelines will be superseded.

Zoning

No building, or part thereof, of any of the lot shall be occupied or used for any purpose other than as permitted by District of Coldstream appropriate Zoning Bylaw.

Invalidation of some or any of these restrictions or provisions, or any part thereof, by a judgment or order of a court of competent jurisdiction shall in no way affect any of the restrictions herein set forth which are not invalidated by such judgment or order, and any restrictions not invalidated shall remain in full force and effect.

4. COMPLETION OF CONSTRUCTION

Construction of the dwelling house, garage or outbuilding must commence within eighteen (18) months of the Builder taking possession of the lot. If construction is not started within 18 months, the security deposit will be forfeited and retained by the developer.

After issuance of the first building permit for the dwelling construction, the timing for completions shall be:

- within eighteen (18) months: the exterior of the dwelling house, garage, any other outbuilding and driveway shall have been completed and an occupancy permit issued by the District of Coldstream.
- within eighteen (18) months: all landscaping required by the developer or design consultant shall have been completed.
- within three (3) months of construction commencement: all fill or extra soil from the excavation shall be removed from the lot at the lot Builder's expense.

If completion within such periods of time is rendered impossible due to inclement weather, strikes, walk-outs, or other extraneous matters beyond the control of the lot Builder, as reasonably determined by the developer, then completion will be extended to within two (2) months after the cessation of such inclement weather, strikes, walk-outs, or other extraneous matters beyond the control of such lot Builder.

No dwelling shall be occupied by any person until final inspection notice or provisional occupancy has been issued by the District of Coldstream.

5. SITING OF BUILDINGS

All lot dwelling, garage, and outbuildings must conform to the individual lot site plans, including strict compliance to identified no disturbance and no build areas.

Any buildings or structures must be designed to minimize changes in site grading as established during the course of construction of subdivision improvements and infrastructure, plus comply with approved plans.

All lot areas, grading, and siting should be confirmed on site prior to design and construction. Relying on lot design site plans only is at the risk of onsite revisions and the developer is not liable for any variations to the final site grade.

6. DESIGN

6.1 Architectural Theme

The objective of the neighborhood is to provide a cohesive and inviting mix of Okanagan Modern and Farmhouse Modern dwellings. By integrating these two designs, our goal is to achieve a fresh and unique family friendly neighborhood.

6.2 Streetscape

Streetscapes will be comprised of single-family and duplex homes in this community. The community design features walk-out, at grade and walk-up lots.

To ensure diversity, no two adjacent or facing lots may have the exact same design, colors or themes. This does apply to duplexes as well. There will be no "mirrored" or duplicated duplex designs accepted. Each side of the duplex must be distinctly unique but complimentary to each other.

Similar or approximately identical elevations must not be repeated within three lots or directly across the street. Lots designated high visibility at the rear elevation, will address repetition at both the front and the rear.

Each home will draw characteristics from one or both architectural styles. Acceptability of design style will rest solely with the developer.

6.3 Style Profiles

Okanagan Modern

Drawing inspiration from the natural landscape, this style incorporates natural materials, neutral hues, and plenty of light. Okanagan Modern homes featured a strong horizontal composition with large open floor plans, intentional asymmetry, and large expanses of glass windows or glass walls. They are characterized by varied roofs in multiple levels, sleek lines and understated style. Massing is considerate and sophisticated with the creation of layers and stepped planes. All roof lines must include an 8" minimum fascia with shallow ledge or coping and minimum 18" overhangs. Roof pitch must not exceed 5:12. Entrances include cover within the height of the main floor.



Farmhouse Modern

Modern farmhouse architecture blends clean lines, neutral color palettes, layered juxtapositions, and natural materials to create a timeless look that's bursting with character. Modern farmhouse style is known for its warmth and simplicity, characterized by large windows, pitched roofs, small overhangs (minimum of 6") and sleek surfaces. Modern Farmhouse style likes vertical or horizontal board & batten with contrasting material and accents.



6.4 Size

All primary buildings must be constructed within 2' of the developers designated building pocket. And must comply with the District of Coldstream Bylaws.

6.5 Height

The maximum height of the dwelling house, lot and building architectural features, and accessory buildings will be approved by the District of Coldstream.

Select lower bench lots may be restricted in height to retain second story views of the homes above it

6.6 Corner lot and high visibility (more than 1 visible elevation) sites

Require special attention to architectural diversity and consistent finish on both street facing sides – homes with the rear of the home visible from any street must be completed both front and rear to an equal caliber.

Decks are not permitted to be the entire width of the front, rear, or any side of the home. They must be broken up to not allow a continuous railing.

6.7 Forms of construction

Some forms of construction will be discouraged including, but not restricted to, adobe, cob, log, chalet, rustic, minimalist box, single dimension fronted, or highly experimental design.

6.8 Ancillary buildings

Such as pool houses, garages, gazebos, and free-standing storage buildings shall complement the style of the home on the lot as well as the District of Coldstream Zoning Bylaws.

6.9 Roof

Generally, for the Okanagan Modern designs - roof wrap around architecture is encouraged. And a minimum of 18" overhangs. And a maximum roof pitch of 5:12.

Farmhouse Modern designs may also contain a roof pitch of up to 12:12 with large overhangs. The minimum overhang for the Farmhouse Modern designs will be 6". Under certain circumstances, a higher roof pitch may be considered, but will still be subject to Zoning Bylaws. Fascia should be a narrow profile where possible, with detail to soffit, such as stepped designs. Juxtaposition is key.

Roof penetration elements (flues, vents, etc.) shall be organized to minimize roof clutter and roof penetration, plus located, wherever possible, with consideration to view exposure.

Rooftop mechanical equipment is not permitted, other than solar panels mounted flat on the roof. Chimneys with mechanical venting through must be capped with a chimney cap to hide the vent.

Ancillary roof elements, such as dormers and cupolas, which have details inconsistent with the remainder of the residence, will not be permitted.

No reflective roof materials are permitted when visible to other homes.

Flat skylights will be permitted provided they are situated with minimal visibility from the street and match the window frame colors approved for the dwelling.

6.10 Gutters, downspouts and perimeter drainage

Concealed (internal) drainage is encouraged whenever possible.

When concealed drainage is not allowable, then all gutters and downspouts shall be designed to reflect the architectural style of the dwelling. One piece aluminum fascia/gutter must not be used.

6.11 Garage

Each residence containing a garage, will not exceed 80% of the width of the front elevation.

The architectural styles, forms, materials, and design details present in the dwelling house's elevation shall be incorporated into all garage elevations.

Oversize garage doors (for RVs, boats, etc.) shall be designed as a single door, with separate roof form, and offset from the main garage elevation.

Garage door, trim and hardware design must be architecturally well suited with the architectural design of the home and the color and finish must be compatible to the overall color scheme of the residence.

6.12 Driveways and Walkways

All residential driveway accesses shall conform to District of Coldstream Bylaws.

Driveway gates are not permitted. Driveways and front walks must be exposed aggregate concrete, stamped concrete or broom finished concrete.

Walkways must be designed (min. 3'0"/915mm), constructed, and maintained in keeping with the overall character of the home and in a manner that matches or blends in with the driveway materials. Walkways should accent the design of the home. Spaces between slab and integrated planters are encouraged.

Construction installation of driveways and walkways will allow for positive drainage of precipitation away from the building and from hard surfacing onto adjacent soft landscape with the incorporation of a 1% minimum slope on all hard surfaces.

6.13 Setbacks

Setbacks per zoning bylaw and in addition:

- At grade lot setbacks to be a min of 6m
- The front door must be offset back from the garage door by a minimum of 1.5m

6.14 Window and door treatments

6.14.1 Entryways

The main entry shall be sheltered and must be enhanced by usable porches, overhangs, trellises, or pergolas appropriate to the architectural style.

Front doors should be modest, simple, and clean in design and should fit the architectural style of the house.

6.14.2 Shutters

The use of shutters (where appropriate for the architectural style) shall require an accompaniment of shutter hardware including hinges and holdbacks.

6.15 Chimneys, fireplaces and vents:

Any chimney that extends to the ground on the exterior of the dwelling must be finished to the ground line in the approved material.

No fireplace vents shall be located anywhere on the front of any dwelling house as all vents are required to be located on the rear or side of the residence.

All metal vents are to be painted to match the siding or roof color, as applicable.

6.16 Balconies, decks, patios and courtyards

Shall complement the architecture of the home and other landscape elements.

Courtyards and trellis extensions from the main house are encouraged.

Long (full width), continuous, horizontal balconies are discouraged. Balconies and decks shall be designed to be supported by aesthetically substantial support columns.

Landscape decks not attached to the building architecture will be constructed of durable materials and be lower profile where possible to limit the requirement for hand and guardrails. Terraced landscape decks are encouraged.

6.17 Exterior Lighting

Exterior lighting shall be designed and installed to enhance the architectural, landscape, front entrance, address plate, and lot entry walkway features of the residence. The quantity and location of lighting, including landscape, shall preserve the privacy of neighboring residences and shall minimize light pollution to the atmosphere. The design must incorporate indirect lighting fixtures providing shielded down lighting so as to not to illuminate adjacent lots.

Each home is required to provide a minimum of two exterior light sources. Each fixture shall be hardwired to a photocell which will not be manually switched.

6.18 Utilities

All utilities (water, sewer, gas, hydro, phone, cable, etc.) must be installed underground with re-vegetation over.

6.19 Mailboxes and address plaques

Community mailboxes will be assigned and provided by Canada Post. Mail will not be delivered to individual residences.

Each lot will be required to include pre-designed address plaque as specified by the developer. It will be the responsibility of the builder to order, purchase and install the approved address plaque from the designated supplier. All address plaques must be visible from the street and be installed with respect to the building aesthetics and environment.

6.20 Leisure elements

6.20.1 Swimming pools, hot tubs, spas

All pools (in ground only), hot tubs, and spas will be located between the residence and the rear building setback line or no build covenant boundary, where applicable, and not within view from the street parallel and adjacent to the front yard of the lot. The design and construction of swimming pools will be undertaken in accordance with the British Columbia Building Code, Interior Health Authority Regulations and District of Coldstream Zoning Bylaw and permit approval. A copy of the approved permit is to be provided to the design consultant.

Upslope lots may have the hot tub on a deck facing the street, but the hot tub must be screened from view.

If exterior pool equipment enclosures cannot be incorporated within the residence, then they must be located within the rear yard setback and must be screened from view. Placement of such facilities should consider noise implications for neighboring properties.

6.21 Recreational vehicles and sports equipment

A person must not, at any time, park or store any commercial vehicle, truck, bus, self-propelled camper, travel trailer, tow truck (or parts of any of the above) or any equipment or building material on a lot in a Residential zone, except for

- one truck or commercial vehicle not exceeding 6,350 kg (13,999 lbs.) GVW rated capacity;
- one self-propelled camper or travel trailer, provided that the overall length does not exceed 10.0 m (33 ft.);
- trucks or equipment required for construction, repair, servicing, or maintenance of the premises when parking during normal working hours;
- one boat or vessel not exceeding a length of 10.0 m (33 ft.); and
- building materials when the Builder, lessee, or occupier of the premises is in possession of a valid building permit, provided that the materials stored are in connection with the construction or development of the building situated on the same property as which the material is stored pursuant to the building permit.
- RVs are permitted to be parked along the side of the property, but cannot be forward of the front face of the house or garage.

6.21.1 Play equipment

There shall not be kept, on any of the lots, more than two (2) outdoor play structures and they must be located within the rear building setback line and no disturb covenant areas.

Basketball hoops shall not be fixed to the buildings.

Trampolines will be permitted in rear yards and shall not be visible from the street.

6.22 Miscellaneous

All trash, recycling and green bin containers are to be stored within the main or accessory buildings or shall be screened from view from any public road or from any other lots, except on the day designated for garbage pickup.

7. MATERIALS AND COLOURS

7.1 Colours

Exterior colors shall be selected to blend with the natural colors of the surrounding landscape. Accent colors shall be inspired by the geology, vegetation, flora, and fauna of the Okanagan.

Homes with the same or similar major exterior color will not be permitted on adjacent homes. Approval will be determined by the design consultant.

Trim must be compatible in color with the wall finishes.

Roof gutters and downspouts shall be compatible with exterior color.

Garage doors must be compatible with exterior colors – they must be painted, not left white unless white is a colour for the exterior.

Fascia and roof trim structures shall be painted or stained and not left to weather naturally.

All wood deck assemblies including posts, floorboards, handrails, stair stringers, and treads shall be painted or stained to complement the main structure and shall not be left to weather naturally.

7.2 Materials

In general, all street front elevations should consist of a maximum of three materials.

The following materials are generally permitted:

Acrylic stucco (max 75% of surface area)

Cementitious siding in the form of clapboard or board & batten. Small exposure 5" and less is encouraged.

Metal (non-reflective), concrete, and wood siding will be considered with provided sample.

Masonry veneer of either brick or natural looking stone are acceptable as a secondary finish material – to be consistent with the natural materials.

Strand board, ceramic or glazed tile, log, vinyl, and aluminum and reflective material, are strictly prohibited.

Permitted window and door materials include: stained vinyl, metal, and aluminum clad.

Changes in material shall occur in logical locations, typically at interior corners where one building mass meets another. In order to avoid the appearance of a false facade, a change of materials on external corners is strictly prohibited.

7.3 Roof

The roofing material (non-reflective) and color must be consistent with the architectural style of the building. Permitted materials include asphalt (30+ years), metal, rubber, slate, and torch on. Wood and cementitious soffits are encouraged; aluminum and vinyl are allowed. All chimneys are to be finished in a material and color compatible with the exterior of the house.

7.4 Foundation

All foundation walls exposed more than 8 inches (20cm) above the finished grade line shall be clad with material consistent with the elevation. All exposed foundations are to be covered with architectural finish matching the design of the finished elevation surface.

8. LANDSCAPE ELEMENTS

All residential lots shall be landscaped in a manner that complements the architectural style of the residence on such lot, incorporates outdoor spaces such as courtyards, porches or verandas, and preserves the natural elements on the site by minimizing disturbance of existing trees, vegetation, natural features, and existing grades.

8.1 Fences, screening, hedges and boundary wall(s)

Fencing will adhere to the Morningview Fencing Guidelines.

Front yard fences or hedges are strictly prohibited. Courtyard walls will be permitted by must be less than six (6) feet in height and must complement the architectural style of the building.

Animal run enclosures and accommodation shall be permitted in rear or on the side of dwelling and must be within fenced yard and screened from view.

8.2 Screening of mechanical equipment and utility connections

Mechanical equipment shall be screened with landscape plantings or built partition screening structures that reflect the architectural style of the building and must not to be visible from streets or adjoining lots.

All exterior utility connections shall be located inconspicuously and away from public view.

Exposed electrical equipment (vents, stub outs, drain lines, pipes, etc.) must be painted to match the backdrop color of the residence

8.3 Retaining or boundary walls

Overall development retaining walls will be completed in accordance with the Developer's approved grading plan. All retaining walls require approval of the developer or design consultant.

Retaining walls within lot lines are the sole responsibility of the lot Builder. The Builder who changes existing grade is responsible for the costs of retaining. (See drawing, Schedule D)

Retaining walls must comply with the District of Coldstream bylaws.

Retaining walls should be of rock visually similar to that which is native to the site, match the developer provided / specified retaining walls, or be of architectural grade concrete with no visible seams.

8.4 Landscape Grading

All landscaping must be designed to minimize additional grading of the lot. Any changes to the established grading plan must be approved by the developer or design consultant.

Planting and hardscape areas shall not impede or significantly alter drainage patterns.

Drainage protection - must conform to the approved site grading plan. Any grade change between properties and parcel boundaries must be approved by the District of Coldstream and will be the responsibility of the property Builder making the grade change. If a Builder makes a change to the grade, that Builder shall install and maintain the appropriate measures to contain erosion and drainage so as to not cause damage to adjacent properties. This also applies to the installation of retaining walls between adjacent properties.

8.5 Landscape design

All front yards and side yards flanking streets are to be finished with trees, shrubs, and groundcover plants and lawn. Side yards must be finished six (6) feet back from the front face of the home.

Landscape materials and structures shall not interfere or obstruct the view corridors from neighboring residences.

Construction of hard surface areas (patios, decks) will allow for positive drainage of precipitation away from the building and adhere to grading plan.

8.6 Lawn

The front yard lawn area must be a maximum of 70% of the non-paved area of the front yard, including boulevards.

Small narrow strips of lawn will not be approved.

Lawn areas must be sodded or planted with alternative turf materials as approved by the design consultant and not seeded. Synthetic turf products are permitted.

8.7 Hedges

Landscape hedges are prohibited within the front yard.

Landscape hedges over 6 feet (1.8 meters) in height are prohibited.

8.8 Trees

1 (one) tree must be accommodated within the street side facing yard(s) of each property. Trees are to be a minimum of 4cm caliper in size and must be planted within 5 feet (1500mm) of the back of the curb and keeping with indigenous varieties.

Street trees on corner lots must be located outside the corner sightline triangle.

Street trees must be planted away from driveway entrances so as not to obstruct the view of oncoming traffic and pedestrians.

No tree can be located in such a position that it significantly restricts the view of a neighboring home.

8.9 Minimum Requirements

The minimum standard for all front yard landscaping includes sod, one tree and a separate edged shrub bed(s) with 6 shrubs. Edging may be landscape vinyl, brick, stone or wood landscape ties. Wood and rock mulch will be restricted to no more than fifty percent of the landscaped area. Six of the twelve required shrubs may be substituted by four perennials each.

In addition, duplex lots with a backyard visible to the street, the rear yard must also include sod, one tree and a separate edged shrub bed(s) with 6 shrubs.

For lots with a 36' building pocket and greater, two trees are required in the front yard.

Xeroscaping designs will also be considered. They will be subject to pre-approvals by the Design Consultant.

8.10 Landscape decks

All landscape decks not attached to the building architecture will be constructed of durable materials and be lower profile, where possible, to limit the requirement for hand and guardrails.

8.11 Patios

All patios not attached to the building shall be constructed of durable materials such as pre-cast pavers, exposed aggregate concrete, or natural stone. Gravel, wood, asphalt, or large fields of broom finish concrete surfacing is not permitted. Gravel and wood will be accepted as accent material only.

8.12 Outdoor kitchen and dining areas

Outdoor cooking preparation areas and seating for dining are permitted within rear yards only and must be installed in accordance with the British Columbia Building Code and applicable District of Coldstream Bylaws and permits.

8.13 Fire pits

Only gas fire pits will be allowed. Fire pits are permitted in rear yards only, or must be screened from view. Fire pit structures are not to exceed 1.5m in diameter and are to be built of solid, durable materials, complementary to the dominant architectural elements and finishes of the home.

8.14 Garden ornamentation

Decorative water features are encouraged as long as they incorporate water and energy conservancy.

Large numbers of prefabricated garden ornaments are discouraged. Architectural or sculptural forms that complement the building architecture will be considered.

8.15 Rainwater barrels

Permitted on side or in back yards and must be screened from street.

8.16 Landscape materials

Xeroscaping of the landscape encouraged. New landscape plantings should, wherever possible, use plant materials that are indigenous to the area. The plant database at okanaganxeriscape.org provides a useful guide to select plants appropriate for the Okanagan environment.

40% of all additional street side trees and shrubs shall be evergreen plant material.

The following minimum sizes for plant materials shall apply to all landscaping areas:

- Street trees: 75mm caliper measure, .5m above the root ball
- Deciduous Trees: 60mm caliper measure, .5m above the root ball
- Evergreen Trees: 2m in height
- Ornamental Trees: 60mm caliper measure, .5m above the root ball
- Shrubs: 2-gallon container

Planting beds must utilize organic mulch as it provides nutrients to the plants and discourages weed growth. Landscape weed barriers, if utilized, must be approved by the design consultant and shall not consist of plastic sheets.

Gravel and/or rock may be used in water features or in imitation dry creek beds and as mulch or ground cover. Lava rock types of ground cover will not be approved.

Vegetable gardens must be located in the rear yard.

8.17 Irrigation systems

In recognition of the arid climate and to promote appropriate stewardship of our water resources, the irrigation system must be appropriate for the planting materials and landscape areas.

All landscaped areas must be irrigated by a timer controlled underground irrigation system as approved by the design consultant.

Irrigation on slopes shall not be permitted as it can cause serious erosion or instability on such slopes.

Controlled flow drip irrigation shall be used for shrubs and perennial beds within the landscape.

Boulevard landscaping is to be irrigated and maintained by the Builder.

9. MISCELLANEOUS RESTRICTIONS ON USE

No exterior radio, C.B., television, or other antenna of any type shall be permitted on any building or lot. No satellite dish larger than 2.5 feet (.76 meters) in diameter shall be allowed and cannot be mounted on rooftops or in any yard areas fronting or flanking onto a street.

There shall not be installed, kept, or maintained on any of the lots any trailer or manufactured home for use as a permanent or semi-permanent residence.

No billboards, placards, advertising, or signs of any kind will be permitted on lots or on any visible surface of any building unless pre-approved by the Developer. Only builder branded signage is acceptable. Failure to obtain approval may result in removal of the signage, at the builders' expense, to be taken out of the construction deposit. There will be no realtor signage on any lot. The District of Coldstream Sign Bylaw shall be met at all times.

There shall not be stored, kept, nor permitted on any lot, any junk or wrecked or partially wrecked motor vehicles, or any salvage materials intended for commercial use or sale, nor shall any waste or refuse be kept or stored on any lot.

10. SCHEDULE A - DESIGN REVIEW PROCESS

10.1 Design Review Fees

A non-refundable design approval fee in the amount of \$950 plus GST must be paid in advance to the design consultant the earlier of commencing the design review process or upon lot conveyance. This fee will cover the preliminary review, formal plan, and site review, and final review and certificate of compliance.

The design consultant will charge a resubmission fee to the Builder if they are required to resubmit their application due to significant changes in the design.

10.2 Design Review

The entire review process will be conducted on the Streetscape lot management platform.

10.2.1 Preliminary review submission

The Builder or his agent shall submit the following plans, drawings, and other information as required to the design consultant for review and approval:

- A site plan (at 1/16" = 1'0" scale) with the following information indicated:
- Existing topography and trees with the location of all exterior walls
- Proposed floor plans and levels
- The driveway location
- A typical cross-section indicating the setting of the house on the lot and its relation to the facing street
- A front elevation indicating the architectural character of the house, and
- A perspective sketch showing architectural character of house

10.2.2 Formal Submission

Once preliminary approval has been granted, a full design submission shall be prepared and approved prior to making an application for a building permit. The submission will include :

- Site Plan
- Location of all principal and accessory buildings, fences, pools, retaining walls, driveways, walkways, etc. on the lot
- Position of statutory ROWs, easements, and covenants, such as no disturb areas
- Grades and slopes to meet approved grading plan
- Location of all existing trees, highlighting those to be removed
- Location of the construction materials storage location on the site
- Architectural Drawings
- Floor plans showing all levels
- Building sections and details
- Side and rear perspective sketches
- Elevations illustrating all sides of the house
- Elevation of site data – main floor
- Typical cross section of the house showing the final setting of the house on the lot and its relationship to the facing street
- Garage floor and first floor finished elevation to the site data
- List of exterior materials
- Color Samples
- A color sheet of all exterior wall materials, trim, and roof material
- Timing
- The design consultant shall, within a maximum of 14 working days of receipt of the full design submission, make a decision in his/her absolute discretion to approve or disapprove the plans submitted.
- Security Deposit/Bond
- It is recommended that a refundable security deposit in the amount of \$2000 will be collected by the Builder from the Builder's customer, upon conveyance of the lot. The deposit will be held by the builder. No interest will be paid on this compliance deposit. The Bond will be released only upon inspected completed building and landscape works on site.
- Release of security deposit
- An application in writing must be made to the design consultant for return of the security deposit balance once all of the home construction is completed, which includes site cleanup and final inspection.
- No inspection performed by the design consultant is in any way a structural inspection, nor is it in lieu of inspections required by the District of Coldstream.

The deposit will not be returned (retained by the developer) in the event of:

- Violation of building scheme.
- Changes in the approved design without approval of the design consultant.
- Re-sale of the property where construction is not complete, unless the Builder arranges for a new deposit by a new purchaser/Builder.
- Site disturbance of any kind prior to the design approval being granted.

11. SCHEDULE B - Fees for Design Guidelines Consultation

All Elements Design.Manage.Build has been assigned as the Design Consultant for this subdivision development. The following fees are to be paid upon conveyance of the lot or, if earlier, upon commencing the design review, and must be paid in full to the Design Consultant. No review or consultation will take place until the payment of required fees. The purpose of these additional fees is to protect All Elements from spending unnecessary time and resources due to unforeseen problems during their consultation services. With proper organization on the part of the Builder and the Builder there should generally be no need for the incurring of additional fees.

11.1 STANDARD DESIGN REVIEW AND APPROVAL

This includes the preliminary design review and approval, the working drawings review and approval, a construction site visit, and the final completed dwelling approval: \$950 plus taxes.

11.2 ADDITIONAL VARIANCE AND ADDITIONAL CONSULTATION FEES

Fees for variances to the approved working drawings are at the discretion of All Elements' representative professional. These will generally be charged at our hourly rate of \$95.00 per hour; however, lesser or no fees may be required for small adjustments.

11.3 ADDITIONAL SITE VISIT FEES

A minimum of \$95.00 per additional site visit will be charged for any site visit requested beyond the visit made for the completed dwelling inspection. All site visits will be billed by the hour at our standard rate of \$95.00 per hour, should the site visit extend beyond the allowed time of one hour. Additional fees may be imposed at the discretion of the All Elements' representative professional.

11.4 PAYMENT FOR ADDITIONAL FEES

The Builder may pay by cheque or cash at our main office location, by mail, or e-transfer. No review or consultation will take place without payment in full. All cheques should be made out to **All Elements**. Payment for extra site visits can be made by cheque or cash during the visit or in advance of the visit at our office. The primary design review fee will be paid to the developer. Additional reviews may be billed at \$500.00 per review.