



HUNTERS HILL

PHASE 2

DESIGN GUIDELINES

**BIG VIEWS, SMALL TOWN.
PERFECTION.**

DESIGN GUIDELINES

Architectural Consultant

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Design Guidelines Overview

Recognizing the unique qualities of this site from the outset, a high-quality plan that is complimentary to the natural setting has been achieved. Site sensitive planning principles have been employed to ensure the highest quality neighbourhood for homeowners. The abundant natural open space and panoramic lake, mountain, orchard, vineyard and City views provide an ideal context for fully serviced residential homes in Summerland. These Design Guidelines are intended to harmoniously blend the natural habitat with home styles and construction that will stand the test of time and create a consistently high quality neighbourhood. A mix of Contemporary, Traditional, and Prairie style homes are encouraged, with height limits imposed as necessary to preserve views.

Hunters Hill Environmental Preamble

The elevation varies from 487 meters on the eastern boundary along Bentley Road to 640 meters on the northern boundary. The property has a predominantly south eastern aspect. There is a rocky ridge extending from the northeast corner to the south west corner. There are steep talus slopes in the northwest corner. The remainder of the property has open forested grassland with rolling terrain and a few shallow gullies. The Hunters Hill plan has evolved over time to become a unique offering of a large nature preserve plus fully serviced lake view estate lots. The carefully considered development concept preserves the natural surroundings while reducing the overall ecological footprint of the design. Maintaining these features and characteristics as the development evolves will continue to remain of utmost importance.

Environmentally Sensitive Development Permit

Please see the District of Summerland website for information on the Hunters Hill Development Permits and allowable use zoning (Neighbourhood Plan, Environmentally Sensitive Development Permit, Wildfire Development Permit).

Several unique features and habitats are present on the property, including one permanent wetland, two ephemeral wetlands, several shallow depressions, a cliff face and associated talus slopes, shallow-soiled grasslands, sagebrush steppe, and wildlife movement corridors and nesting trees. These environmental values have been identified as part of the Hunters Hill preservation area outside of the residential lot areas.

Points to consider on individual lots:

- Avoid disturbance of talus slopes and rock outcrops.
- Be aware of the effect that domestic pets can have on the preservation areas if allowed to run loose. Be aware of wildlife and their habitats.
- Site driveways and building footprints to avoid removal or disturbance of individual Ponderosa Pine or Douglas Fir trees.
- Minimize the installation of permanent fences on slopes greater than 30%.
- Fence layout will need to take into consideration factors such as terrain, erosion potential, soil types, and maintenance needs.
- The use of driveway culverts will be encouraged to allow for the movement of small mammal, reptile and amphibian wildlife.
- Do not disturb sensitive grasslands on steep slopes.
- Make effort to retain snags, mature trees and other wildlife trees that may be used for nesting.
- Plant native shrubs such as Saskatoon Bushes, Tall Oregon-Grape, Common Snowberry and Prairie Rose to minimize site disturbance. Suitable herbaceous species include Bluebunch Wheatgrass.

1. CONSTRUCTION PRACTICES

1.1 No-build, no-disturb covenant areas

A portion of some lots may have areas deemed “no-disturb” and or “no-build” due to environmental sensitivities and other considerations. The terms of the covenant must be adhered to within these portions of the property.

1.2 Erosion control

Erosion control mechanisms must be approved by the Architectural Consultant, installed and maintained, and kept in good working order.

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

1.3 General

1.3.1 Legal Survey – it is the lot owner’s responsibility to determine the exact lot lines and boundary.

1.3.2 Site Grading Plan – must conform to approved grading plan.

1.3.3 Damage to utilities – all conditions of the site are considered to be sound, complete, and in full working order at the time of sale completion. It is the responsibility of the owner or the owner’s agent to bring any deficiencies to the attention of the developer prior to lot conveyance.

1.3.4 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.

1.3.5 Insurance – must be maintained at all times by owner, builder, and trades.

1.3.6 Signage - The District of Summerland Bylaws shall be met at all times. No more than one builder sign and/or Realtor For Sale sign, no greater than 24"x 30", shall be placed on any lot.

1.3.7 Site Activities

1.3.7.1 Changing of oil, vehicle washing, or any maintenance of by non-owners is prohibited. Cleaning of equipment on site is not permitted.

1.3.7.2 Blasting – Each owner is encouraged to work with the topography to minimize the secondary blasting required to accomplish their objectives.

If blasting is required the owner or agent 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. Owner or agent must comply with all District of Summerland Bylaws.

Carefully planned grading work has been completed to minimize additional subsurface work other than pool construction.

1.3.7.3 Roadways and sidewalks shall remain clean and clear at all times. If soiled and not resolved within two (2) days, the developer may hire a cleaning crew at the expense of the lot owner. Any costs will be deducted from the compliance deposit.

1.3.7.4 Boundary of Construction – no material will be placed on another lot or inside preservation areas. There is no tolerance of trespass into preservation area. Parking is not allowed on other sites without the written permission of the lot owner.

1.3.7.5 Hours of construction and work are regulated by the District of Summerland, and all work in every manner must comply with all District Bylaws.

1.3.7.6 Select Builders - Hunters Hill will be offering the opportunity to work with a select group of builders once lots are available for registration. This group will have met the criteria established by the Hunters Hill project. Purchasers can apply to have a third-party builder undertake construction of their home. To qualify, Builders must:

- Be a member of an Okanagan chapter of the CHBA or affiliated Home Builder Organizations
- Demonstrate they are committed to safety and safe and responsible work practices within a neighbourhood setting (current with Worksafe BC)
- Provide proof of their third party warranty and current status with Licensing & Consumer Services - BC Housing
- Present a historical and pictorial summary of similarly completed projects to the satisfaction of the Developer's Architectural Consultant
- Consistently build homes that complement and enhance the Hunters Hill Project as it progresses

(It will be the developer's sole decision to limit further building opportunities for a builder, if the builder fails to meet the criteria established to the satisfaction of the developer.)

All builders will be required to work together with the Developer's Architectural Consultant to ensure neighboring homes complement one another with respect to streetscape, sense of scale, mass, street-appeal, and quality.

Hunters Hill will ensure that high-quality, like-minded builders make this project a premier South Okanagan destination, with a reputation for quality and design to the larger community, so purchasers / residents have confidence in the value of the neighbourhood and the security of their investment.

2. DESIGN APPROVAL

2.1 No building, or further development, earthworks or other construction of any kind shall be commenced until the lot owner 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 of highest point of the roof), primary dwelling,

garage, and outbuilding drawings and specifications (including architectural styles, materials, and colour scheme), mechanical systems, including venting, and landscape plans as per Detailed Design Review Process Schedule A.

All professionals must be retained by the lot owner (ex. geotechnical, structural, civil, etc.) and are not the responsibility of the developer or architectural consultant. All work must comply with the District of Summerland bylaws, including necessary permits.

2.2 The developer or architectural consultant, acting reasonably, may withhold approval in the event that the building application, plans, or specifications (including architectural styles) are not in compliance with 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 approval on house designs and landscape designs if, in all respects, at the option of the developer, the design is architecturally acceptable.

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

2.3 The onus to follow the prescribed construction practices is on the builder and their subcontractors. The compliance 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 including avoidance of the no disturb and no build covenant areas and preservation areas are followed, and to make the best effort to ensure allowable uses only.

The refundable compliance deposit will be collected upon conveyance of the lot or, if earlier, upon commencing the design review, and must be paid in full to the developer.

2.4 No building or landscaping 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 owner for submission to the District of Summerland, as is required prior to the issuance of a building permit. Plans must be stamped by the consultant prior to building permit submission.

2.5 Following architectural 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 Summerland.

2.6 Government Regulations - Owners must comply with all Provincial and Municipal laws, bylaws, or regulations. The Building Scheme is supplementary to these rules and regulations and is not intended to replace any Provincial or Municipal laws, bylaws, or regulations.

2.7 Zoning – No building, or part thereof, of any of the lot shall be occupied or used for any purpose other than as permitted by CR1 zone (District of Summerland zoning bylaw, Schedule B).

3. COMPLETION OF CONSTRUCTION

3.1 The deadline for commencement of house construction is 36 months after conveyance of the lot title to the first purchaser for all lots, excluding Lots 20 thru 27 which have no associated deadline.

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

3.2.1 Within sixteen (16) 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 Summerland.

3.2.2 Within the same sixteen (16) months: all landscaping required by the developer or design consultant shall have been completed.

3.2.3 Within six (6) months of construction commencement: all fill or extra soil from the excavation shall be removed from the lot at the lot owner's expense.

3.2.4 Additional time may be permitted under extenuating circumstances, such as for larger estate homes or due to weather delays. In these instances, the design coordinator and developer must be contacted for approval.

3.3 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 owner, as reasonably determined by the developer, then completion will be extended by four (4) months after the cessation of such inclement weather, strikes, walk-outs, or other extraneous matters beyond the control of such lot owner.

3.4 No dwelling shall be occupied by any person until an occupancy permit has been issued by the District of Summerland for that dwelling. No lot shall be occupied overnight - no camping, no day camping, no parking of RV. Only construction trailers shall be permitted on site.

4. SITING OF BUILDINGS

In general, the lot layouts are intended to allow a property on the uphill side of the road to have a view over a property on the downhill side of the road.

4.1 Siting of homes, roof heights, and architectural design is mandatory to preserve the views of neighboring properties to the extent this can be accomplished.

4.2 All lot dwelling, garage, and outbuildings must conform to the individual lot site plans, including strict compliance to identified no disturbance, no build, and preservation areas, where applicable. It is incumbent upon the owner to clearly identify (physically mark) these areas so trades, suppliers and subcontractors do not inadvertently enter into or impact upon any of these areas.

4.3 Any of such 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 no build/no disturb covenant areas. Refer to sub-section 7.1.2 and Schedule D concerning Retaining Walls.

4.4 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.

5. DESIGN

5.1 Size:

No dwelling house shall be constructed or maintained on any lot unless the minimum finished gross main floor area is:

1500 sq ft (~140 m²) with or without basements where the finished gross main floor area excludes garages, attics, open or screened porches, balconies, terraces, decks, lofts, basements, and permitted out-buildings.

Minimum size requirements may be reduced on Lots 13, 15, 17, and 19, with support of a preliminary home design to the satisfaction of the developer.

5.2 Height:

Only one-storey rancher homes will be allowed on level and walk-out lots unless otherwise determined in consultation with the developer and architectural consultant following review of massing and potential impacts on views of surrounding properties. Architecturally interesting massing and one and one-half storey homes will be encouraged as an alternative to a two-storey proposal. The maximum height of the dwelling house, building architectural features, and accessory buildings will be approved by the District of Summerland and the developer or design consultant. The submitted building plans MUST have the geodetic height clearly marked for the highest point of the house.

Lots 41 through 47 shall have low pitch roof lines and minimal driveway slopes. Houses and other buildings with a 23-foot (7 meters) wall in height, as measured

from the lowest point on finished grade adjacent to the wall, must have a roof line or decorative element in order to break the wall face.

5.3 Elevations:

No adjacent or opposite dwelling house shall be constructed or maintained with the same exterior elevation as a previously approved house.

5.4 Corner lot or 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.

5.5 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.

5.6 Ancillary buildings:

Such as carriage houses, pool houses, garages, gazebos, and free-standing storage buildings shall complement the architecture and materials/colour selection of the principal building, and siting clearly shown on Site Plans to ensure sight lines of adjacent homes are not compromised.

5.7 Roof

Generally, horizontal lines that follow the contours of the site will appear consistent with the surroundings. The goal is to minimize the visual impact of buildings and thus preference will be given to low slope roofs (up to 4/12 pitch for lots under .65 acres), single pitch, or flat with large overhangs (minimum 24 inches). Under certain circumstances, a higher roof pitch may be considered, but will still be at the discretion of the architectural consultant.

Finished fascia must be installed.

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. Capping mechanical vent Chimneys with a chimney cap to hide the vent is encouraged. Painting to match the roof is a minimum finish standard.

Rooftop mechanical equipment is not permitted, other than solar panels. Solar panels must be located and selected to minimize visual impact from the street or neighboring homes.

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

No reflective roof materials are permitted.

Flat skylights will be permitted provided they are situated with minimal visibility from the street.

5.8 Gutters, downspouts and perimeter drainage

All gutters and downspouts shall be designed to reflect the architectural style of the dwelling.

No drainage will be directly discharged onto adjacent public or private property or onto preservation areas.

Natural drainage is established based on existing grades and all homes should accommodate pre-existing conditions. A lot below another lot will see additional water in a rain event and should grade accordingly.

5.9 Garage

Each residence shall have a garage, detached or built-in, with provision for enclosed parking for no less than two (2) vehicles, with a minimum width of 20 feet (6.1 meters), but which will not exceed 60% of the width of the front elevation without approval from the Architectural Consultant.

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

Garages must be enveloped into the building, constructed as a free-standing building, or pushed back away from the front of the house. Front loaded garages shall not project more than 15 feet (4.6 meters) from the main building face or be more than 5 feet back from face.

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 colour and finish must be compatible to the overall colour scheme of the residence.

5.10 Driveways and walkways

Walkways must be designed (min. 3'6"/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.

5.11 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.

Chimney caps shall be required where there is a prefabricated metal flue. Standard shrouds or hoods shall not be permitted.

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 colour, as applicable.

5.12 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, continuous, horizontal, and repetitive balconies are not permitted.

Balconies and decks shall be designed to be supported by aesthetically substantial support columns.

Terraced landscape decks are encouraged, especially when designed in line with existing contours.

5.13 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 be kept to a minimum to preserve the privacy of neighboring residences.

5.14 Utilities

All utilities (water, sewer, gas, hydro, phone, cable, etc.) must be installed underground with re-vegetation over where not under concrete drives or sidewalks.

5.15 Mailboxes and address monumentation

Community mail boxes will be assigned and provided by Canada Post. Mail will not be delivered to individual residences. All newspaper boxes and street number signage must be approved by the architectural consultant and shall be consistent in design, colour, numbering, and installation and must complement the style of the home.

5.16 Leisure elements

5.16.1 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, 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 Summerland Zoning Bylaw and permit approval. A copy of the approved permit is to be provided to the architectural consultant.

Walk-up 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 architecturally consistent with the residence and treated with similar massing, materials and details as the dwelling house. Placement of such facilities should consider visual and noise implications for neighboring properties.

5.16.2 Recreational vehicles and sports equipment

If you store recreational vehicles, boats and boating equipment, sport equipment, or similar seasonal equipment within accessory buildings it must be of the same architectural style and quality as the main building.

RVs , boats etc. are permitted to be parked along the side of the property but cannot be forward of the front face of the house or garage and must be screened with a permanent fixture matching the architectural style of the house. No temporary or plastic screens will be permitted.

No commercial vehicles are allowed

No temporary RV parking is permitted prior to the completion of construction.

5.16.3 Play/ leisure equipment

There shall not be kept, on any of the lots, more than one (1) outdoor play structure or other structures such as workout equipment. Any play or leisure equipment must be located within the rear building setback line and no disturb covenant areas and not visible from the street.

Basketball hoops shall not be fixed to the buildings.

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

5.17 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. Owners are encouraged to familiarize themselves with wildlife information via the District of Summerland web site www.summerland.ca

6. MATERIALS AND COLOURS

6.1 Colours

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

Homes with the same or similar major exterior colour will be discouraged on adjacent homes. Approval will be determined by the architectural consultant.

Trim must be compatible in colour with the wall finishes.

Roof gutters and downspouts shall be compatible with exterior colour.

Garage doors must be compatible with exterior colours – they must be painted, not left white unless part of the overall approved scheme for the home.

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.

6.2 Materials

In general, all street front elevations should consist of a maximum of three materials. The following materials are generally permitted:

- Acrylic stucco (max 80% of surface area)
- Cementitious siding in the form of clapboard or board & batten.
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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. Round river rock is not permitted.

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

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

Driveways shall be made of stone pavers, natural stone cobbles, flagstone, exposed aggregate, brushed concrete or smooth troweled concrete with cut lines. Asphalt or gravel driveways are not permitted. 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.

6.3 Roof

The roofing material (non-reflective) and colour must be consistent with the architectural style of the building. Permitted materials include asphalt (30+ years), metal, , tile, slate, and torch on.(flat)

Wood and cementitious soffits are encouraged; aluminum and vinyl are allowed.

All chimneys are to be finished in a material and colour compatible with the exterior of the house.

6.4 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 preferably with an architectural finish matching the design of the finished elevation surface but at minimum with a textured parging to provide a consistent and uniform finish.

7. 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 grades.

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

The maximum height of any fence or hedge shall be 5 feet (1.52 m). 4' is encouraged (1.22 m).

Front yard fences or hedges are prohibited. Courtyard walls will be permitted, but must be less than five (5) feet in height and must complement the architectural style of the building. (4' is encouraged) Any courtyard walls must be included with the original submission. Setbacks will be required and enforced.

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

The following fencing materials are permitted provided that the walls of the fencing and/or screen are incorporated as part of the home design and set back a minimum of 2 feet from top of slope on any rear yards

- Black chain link
- Plant materials and living fences
- Stone or randomly placed boulders (with planting between boulders)
- Concrete with materials to match the principle dwelling (concrete must be architectural grade, no strip easy forming permitted)
- Approved wooden post and rail

Fence materials that will not be permitted include reflective material and round or river rock/field stone.

7.1.1 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 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 colour of the residence

7.1.2 Retaining or boundary walls

All retaining walls within lot lines are the responsibility of the lot owner and require approval of the developer, architectural consultant and/or permit by District of Summerland.

Retaining walls within lot lines are the sole responsibility of the lot owner. The owner who changes existing grade is responsible for the costs of retaining. Due care and attention by the builder/owner is required when planning foundation/retaining walls for lot interfaces between adjoining lots that front roads with steep grades (>8%). Design must ensure reasonable lot interfaces and transitions and must be detailed in plans to be approved by developer and architectural consultant. Grade transitions can be accomplished by various methods including but not limited to, foundation/retaining walls, slopes (no greater than 2H:1V), or steps. (See drawing, Schedule D).

Small architectural block walls will be allowed but must be complimentary to the home and must be approved as part of the final landscape plan. ** Note - As walls often come prior to landscaping it is important this step is not missed. If retaining walls are to be rock, they should be visually similar to that which is native to the site, match the exterior finish of the house, or be of architectural grade concrete with minimal visible seams.

Retaining walls will be maximum 1.2m in all yards (front, side, rear), or will obtain Development Variance Permit, Building Permit, and engineered design in addition to Architectural approval.

7.2 Landscape Grading

All landscaping must be designed to minimize tree removal, especially wildlife trees. Additional grading of the lot is to be kept to a minimum, and any

changes to the established grading plan must be approved by the developer or architectural consultant. Planting and hardscape areas shall not impede or significantly alter drainage patterns.

The Architectural Consultant and/or the developer have the right to reject any plan based on their professional analysis and interpretation of the guidelines.

Drainage protection - must conform to the approved site grading plan. Any grade change between properties and parcel boundaries must be approved by the developer, architectural consultant, and the District of Summerland and will be the responsibility of the property owner making the grade change. If an owner makes a change to the grade, that owner 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.

7.3 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.

Landscaping and planting shall not be placed or be permitted to remain in registered right-of-way areas provided for installation and maintenance of utilities and drainage facilities.

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 from hard surfacing on to the adjacent soft landscape with the incorporation of a 1% minimum slope on all hard surfaces.

Preference will be given to keeping the natural landscape of the majority of the lot where possible and as approved by bylaw.

7.3.1 Lawn

The front yard lawn area must be no more than 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. Alternative or Synthetic turf products are permitted at the discretion of the architectural consultant.

7.3.2 Hedges

Landscape hedges are prohibited within the front yard.

Landscape hedges are preferably kept to under 5 feet. Anything 6 feet (1.8 meters) and over must not obstruct the view of neighboring homes.

7.3.3 Trees

Any newly planted street trees on corner lots must be located outside the corner sightline triangle. Any newly planted 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 restricts the view of a neighboring homeowner.

7.3.4 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.

7.3.5 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. Asphalt, or large fields of broom finish concrete surfacing is not permitted. Gravel and wood is preferred as accent material only.

7.3.6 Outdoor kitchen and dining areas

Outdoor cooking preparation areas and seating for dining must be installed in accordance with the British Columbia Building Code and applicable District of Summerland Bylaws and permits.

7.3.7 Fire pits

Gas fire pits are permitted but must be screened from view. Fire pit structures are to be built of solid, durable materials, complementary to the dominant architectural elements and finishes of the home. The Hunters Hill Wildfire Development Permit must be adhered to.

7.3.8 Garden ornamentation

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

Architectural or sculptural forms that complement the building architecture are preferred and must be included as part of your original submission. Prefabricated garden ornaments are discouraged.

7.3.9 Rainwater barrels

Are encouraged and permitted on side or in back yards.

7.4 Landscape materials

Planting beds must adhere to the Wildfire Development Permit. Landscape weed barriers, if utilized, must be approved by the architectural 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 ground cover. Lava rock types of ground cover will not be approved.

Xeriscaping of the landscape is 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. Groupings of plants are preferable to scattered specimens and the best impact will be achieved where masses of the same species are used.

Xeriscaping is not equivalent to ZEROscaping. Plant requirements will be abundant; Large rocks, ornaments, trellis and features can complement

Xeriscaping. Owners are encouraged to restrict traffic and storage of material in any area on their lot where there is opportunity for it to be left in a natural state. This will preserve the natural areas and native species in their most pristine form and limit any further maintenance requirements from the owner. Once damaged restoration is difficult and typically requires irrigation to establish growth and maintenance to limit weeds.

7.5 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 and by permit with the District of Summerland, as required.

Irrigation on slopes shall not be permitted as it can cause erosion or instability on such slopes. Controlled flow drip irrigation shall be used for shrubs and perennial beds within the landscape.

8. MISCELLANEOUS RESTRICTIONS ON USE

No exterior radio, C.B., television, satellite dishes, or other antenna of any type shall be permitted on any building or lot. There shall not be installed, kept, or maintained on any of the lots any trailer/RV or manufactured home for use as a permanent or semi-permanent residence, unless with permit from the District of Summerland.

No billboards, placards, advertising, or signs of any kind will be permitted on lots or on any visible surface of any building on a lot except for "For Sale" signs, not exceeding two (2) feet by 30 inches in size.

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.

Pets are allowed only as per Municipal Bylaw

DESIGN REVIEW PROCESS

1. Design Review Fees

There is no design fee for the initial review of the purchaser's plans. This initial review encompasses the preliminary review, formal plan review, site review, final review, and certificate of compliance. The architectural consultant will charge a resubmission fee to the owner if the owner is required to resubmit their application due to significant changes in the design

2. Design Review

2.1 Preliminary review submission

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

- One (1) copy of 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 with slope calculations
- 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

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 two (2) full sets (24x36) of the following:

2.2.1 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
- Location of the construction materials storage location on the site

2.2.2 Architectural Drawing

- Floor plans showing all levels
- Building sections and details
- Side and rear perspective sketches
- Elevations illustrating all sides of the house
- Elevation of roof peaks to the site data
- 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

2.2.3 Colour Samples

A colour sample sheet of all exterior wall materials, trim, and roof material

2.2.4 Landscape Plan

Landscape design, including the location of all buildings on the lot and detailing the location of fences, retaining walls, patios, verandas, decks, and pools, in addition to, a planting plan, showing the quantity and sizes of proposed plant materials

2.3 Timing

The architectural consultant shall, within 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.

2.4 Compliance Deposit

2.4.1 A refundable compliance deposit in the amount of \$12,000 is payable at time of conveyance of the lot.

2.4.2 The architectural consultant will not release approved plans unless developer has received the compliance deposit in full.

2.4.3 The deposit will be held by the developer. No interest will be paid on this compliance deposit. The deposit will be released only upon inspected completed building and landscape works on site, and issuance of occupancy permit by District of Summerland.

2.4.4 Making use of the property in advance of completed inspections will result in deposit being forfeited to the developer.

2.4.5 The developer has the right to hold the compliance deposit in whole or in part for any non-compliance set out in this document.

2.4.6 Release of compliance deposit

- An application in writing must be made to the architectural consultant for return of the compliance deposit balance once all of the home construction is completed, which includes site cleanup and final inspection, and occupancy permit issued by District of Summerland.
- Following request by the buyer, the deposit will be returned when the District of Summerland has issued a final occupancy approval for a house constructed on the Lot and the Architectural Consultant has given written approval of the Buyer's compliance with the Design Guidelines and confirmed all landscaping has been completed in accordance with the approved landscape plans, less any deductions from the Compliance Deposit made pursuant to this Contract.
- No inspection performed by the architectural consultant is in any way a structural inspection, nor is it in lieu of inspections required by the District of Summerland.
- The architectural consultant's approved inspection report will be forwarded to the developer for release of the compliance deposit.
- The deposit will not be returned (will be forfeited to the developer) in the event of:
 1. Violation of the building scheme.
 2. Changes in the approved design without approval of the architectural consultant.
 3. Re-sale of the property where construction has not yet commenced or is not yet completed, unless the owner arranges for a new deposit by a new purchaser/owner.
 4. Site disturbance of any kind prior to the design approval being granted.
 5. The developer reserves the right to deduct from the deposit any funds required for:
 6. Failure to clean up site.
 7. Unauthorized dumping or cleaning of materials on any portion of the
 8. subdivision land.

9. Failure to remove excavated material spilled on roads, sidewalks, or on neighbourhood walkways and sidewalks.
10. Repair of roads, sidewalks, curbs, and damaged utilities.
11. Any reason deemed valid by the developer where there are impacts, costs or damages.

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