



# GALENA SHORES

## UPPER ARROW LAKE, BRITISH COLUMBIA

### DESIGN GUIDELINES

#### TABLE OF CONTENTS

1.0	OVERALL PHILOSOPHY .....	1
2.0	THE DESIGN AND REVIEW PROCESS .....	1
2.1	Architectural and Landscape Review Consultant.....	1
2.2	Preferred Builders .....	2
2.3	Default.....	3
2.4	Future Development .....	3
2.5	Developer Has Final Approval.....	3
3.0	HOUSE AND LANDSCAPE PLANS - REVIEW AND INSPECTION PROCESS .....	4
3.1	Preliminary Submission.....	4
3.2	Formal Submission .....	5
4.0	KEY DESIGN CONSIDERATIONS.....	6
4.1	General Dimensions and Site Positioning .....	7
4.2	Home Location/ Excavation.....	7
4.3	Home Site Gradient and Drainage.....	7
4.4	Home Size and Height.....	8
4.5	Single Family Home, Secondary Suites, and No Trailers .....	8
4.6	Maximum Building Footprint .....	8
4.7	Building Set Back.....	8
4.8	Riparian Area Regulations .....	9
4.9	Conformity to Restrictive Covenants .....	9
4.10	Sanitary Septic and Water .....	10
5.0	EXTERIOR HOUSE DESIGN FEATURES.....	10
5.1	Side and Rear Elevations Design – 360° Architecture .....	10
5.2	Accessory Buildings.....	10
5.3	Exterior Materials.....	10
5.3	House Colours .....	11
5.5	Roof and Roofing Materials .....	11
5.6	Eaves and Gutters.....	12
5.7	Fascia.....	12
5.8	Soffit.....	12
5.9	Eaves Trough and Rain Water Leaders.....	13
5.10	Doors and Windows .....	13
5.10	Patios and Decks.....	13
5.12	Chimneys.....	14
5.13	Fireplaces.....	14
5.14	Garages.....	14
5.15	Repetition .....	15
5.16	Corner Lots.....	15
5.17	Massing .....	15
5.18	Consistency .....	15



5.19	Form Elements.....	15
	a) Front Entries .....	15
	b) Three-Storey Elevation.....	16
	c) Roof Designs .....	16
	d) Roof Slopes .....	16
	e) Garage Face.....	16
6.0	YARD AND LANDSCAPE DESIGN .....	16
6.1	Driveways and Pathways.....	16
6.2	Parking .....	16
6.3	Gateposts at Driveway Entrances .....	17
6.4	Fencing.....	17
6.5	Retaining and Privacy Walls .....	17
6.6	Pools and Sports Courts .....	18
6.7	Other Buildings and Site Structures .....	18
6.8	Plantings.....	18
6.9	Tree Growth Restrictions and Removal .....	19
6.10	Exterior Lighting .....	20
6.11	Security and Sprinkler Systems .....	20
6.12	Screening of Sundry Objects .....	20
6.13	Signage .....	20
6.14	Wildlife.....	21
6.15	Road and Common Property Interface .....	21
7.0	ENVIRONMENTAL INTEGRITY .....	21
7.1	Landscape Design .....	21
7.2	Building Energy Use .....	22
7.3	Water Conservation.....	23
7.4	Materials, Resources, and Waste Management .....	23
7.5	Indoor Air Quality and Health.....	24
8.0	CONSTRUCTION REGULATIONS .....	25
8.1	General Considerations .....	25
8.2	Permitted Working Hours .....	25
8.3	Contractor Parking & Deliveries .....	25
8.4	Completion Schedule for Houses and Landscaping .....	25
8.5	Buy Back Provision and Construction Timing .....	26
8.6	Damage to Utilities.....	27
8.7	Excavation Near Trees and Survey Stakes .....	27
8.8	Erosion Control .....	28
8.9	Pets during Construction .....	28
8.10	Job Site Conditions and Behaviour.....	28
8.11	Construction Washrooms .....	28
8.12	Excavation Material.....	29
9.0	SERVICE CONNECTIONS .....	29
10.0	HOUSE AND LANDSCAPE PLANS - DETAILED REQUIREMENTS .....	29
10.1	Site Plan(s) .....	30
10.2	Landscape Plan(s).....	30
10.3	Elevation Drawing(s).....	31
10.4	Cross Section Drawing(s).....	31
10.5	Floor Plan(s).....	31
10.6	Samples .....	31
11.0	KEY CONTACT INFORMATION .....	32
11.1	Site360 Consulting Inc. ....	32
11.2	Design Continuum.....	32
11.3	Arrow Lakes Developments Ltd.....	32



## **1.0 OVERALL PHILOSOPHY**

The Galena Shores development provides is a unique opportunity to explore waterfront and mountain resort living options. Through innovative and traditional architecture that reflects the beauty of the surrounding mountains, lakes and forest lands while utilizing the abundance of local materials such as heavy timber and stone your vacation dream can be achieved.

The aim of these Design Guidelines is to ensure that all buildings in the Galena Shores community meet a high standard of design and construction. The character of the completed development will be that of a peaceful waterfront and mountain resort village.

Homeowners can be assured that every new building at Galena Shores will require a similar review process to ensure conformance with the guidelines. Protecting the overall appearance of the development will help to preserve the value of your new home and ensure that Galena Shores remains one of the areas most desirable recreational communities. These guidelines also have a more practical function, protecting properties by ensuring that issues such as the environment, storm water, snow melt and fire protection are properly addressed.

We want the process of building your new home to be richly rewarding and look forward to working together with Owners to create a home and a community that inspires pride.

## **2.0 THE DESIGN AND REVIEW PROCESS**

### ***2.1 Architectural and Landscape Review Consultant***

The developer of Galena Shores (the "Developer") has appointed Design Continuum and Site 360 Consulting Inc. as the Galena Shores' Design Review Consultants (the "DRCs"). The Owner may choose either DRC. Design Continuum is located in Calgary, AB and Site360 is in Kelowna, BC. The DRC is responsible for reviewing all house and yard plans submitted by Galena Shores home site owners to ensure that the criteria set forth in this Galena Shores Design Guidelines have been met. For a period of five years subsequent to the registration of the Galena Shores development plan (or of the final phase development plan if Galena Shores development plan is registered on a phased basis), any changes in the consultants selected as the Galena Shores DRC by the Galena Shores Strata Association will require the approval of the Developer at its sole discretion.

A Design Guidelines Performance Deposit (the Deposit) of \$5,000.00 must be submitted to the Developer before final Design Approval is granted. \$3,000.00 from this



Deposit will be returned to the Owner within 30 days of substantial completion and final approval being granted by the Developer. \$1,000.00 will be returned to the Owner within 30 days from completion of landscape works providing landscaping has been constructed according to the approved landscape plan and the Design Guidelines set out above and approved by the Developer. The landscaping must be completed within 18 months of substantial completion of the dwelling. The Developer accepts no responsibility for inspection of the property during construction. Landscaping will be considered complete for the purpose of deposit security once all grading is completed as approved and basic planting and erosion control has been completed.

\$1,000.00 from the Deposit will be non refundable and used to cover the Developers cost for review by the DRC. The cost of producing designs and any required amendments is the sole responsibility of the Owner. Any change request after the site-grading plan is released is subject to a minimum processing fee of \$250.00. Payment must accompany submission. A preview is advised prior to submission.

The DRCs have full discretion in their interpretation of all aspects of the Galena Shores Design Guidelines. Moreover, the DRC reserves the right to vary or waive any of the provisions of the Design Guidelines as to a particular home site or home sites as they see fit in their sole discretion, and shall in no way be liable to any home site owner for damages or otherwise as a result of any decisions in this regard. While the DRCs, the Developer and the Strata Association may enforce all the provisions of the Galena Shores Design Guidelines, nothing contained in the Design Guidelines should be interpreted so as to impose any requirement on these parties to enforce any provisions which they choose, in their sole discretion, not to enforce. These parties will have no liability to any Galena Shores home site owner for any decisions made or neglected to be made in regard to this Design Guidelines.

## **2.2 Preferred Builders**

To assist in ensuring that the entire design review process goes as smoothly as possible for the home site owner, and to help maintain the highest quality in design and construction at Galena Shores, the Developer has pre-qualified select builders (the "Preferred Builders").

Each of the Preferred Builders has been selected for his/her excellent reputation and professionalism. Each is familiar with the Galena Shores project, the Design Guidelines and the Developer's high expectation for design and construction. Use of these pre-qualified builders should assist in minimizing the time required to be devoted to the design and construction process by each home site owner, and should help ensure a



high level of satisfaction with the finished product.

The names and contact information of the Preferred Builders will be provided to each home site owner. The site owner will be allowed to engage builders in addition to these Preferred Builders upon approval by the developer. Such approval by the Developer to the Owner will not be unreasonably withheld.

### **2.3 *Default***

In the event the Owner is in default of any of the terms and conditions contained in these Design Guidelines and/or the Deposit does not satisfy the financial obligations this entails, the Developer may (but is not obligated to) perform or cause to be performed each and every obligation of the Owner in relation thereto. All expenses and costs relating from the Owners breach shall be due and owing to the Developer forthwith and shall bear interest at the Bank of Montreal prime rate plus 6% per annum until paid.

In the event that the Developer incurs costs or expenses to perform the obligations of the Owner as set out in these guidelines, the Developer shall be a lien holder and shall be entitled to register a Claim of Builder's lien against the Lot for all such costs, charges, expenses, and claims, and the Developer shall have all rights of a lien holder in and to the Lot, including the power to sell the Lot to satisfy the claim of lien. In such event the Owner shall be deemed to have waived all defences to the claim of lien, including any defence based on any doctrine of contract law.

### **2.4 *Future Development***

All development within Galena Shores on lots purchased in 2009 and thereafter, will follow similar design guidelines to maintain the integrity and overall appearance of the entire area. It is understood, however, that some phased development is often required to be unique and the Developer reserves the right to review each proposed phase individually on its own merits based on the pre-defined design philosophy.

### **2.5 *Developer Has Final Approval***

The Developer and the DRCS will act fairly and reasonably in approving designs and where designs will be reviewed in a timely manner. The Developer has sole final discretion in approving designs assuming the Owner will obtain all other necessary municipal and other applicable permits. The Owner has no recourse and agrees to hold



the Developer harmless should the Developer fail to approve a submitted design that does not meet the guideline set herein.

Nothing contained in these guidelines imposes any liability on the Developer in the event that any party, including any owner or contractor, breaches or fails to conform with the provisions set out in these guidelines, and there is no obligation on the Developer to take any action or institute any proceeding to enforce the terms of these guidelines at any time. The Developer shall not be responsible for any loss or damage suffered by any Owner in the event that any party breaches or fails to conform to these guidelines. In the event that any Owner names the Developer as a party in any action or proceeding, or puts the Developer to any cost, charge or expense relating to the enforcement of these guidelines, the Owner will indemnify and hold harmless the Developer against all such costs, charges and expenses and will repay the same to the Developer forthwith on demand.

The Developer and the DRCs or their representatives, are authorized to enter onto the Lot at any time to review and inspect the Lot and any improvement thereon to ensure compliance with these guidelines, and the Owner waives any remedy against the Developer, the DRCs, or their representatives for such entry, whether in trespass or otherwise, and will release and hold harmless the Developer, the DRCs or their representatives from and against any claims or demands which may be made against the Developer, the DRCs or their representatives as a result of any such claim.

### **3.0 HOUSE AND LANDSCAPE PLANS - REVIEW AND INSPECTION PROCESS**

After review of the Galena Shores Design Guidelines, each home site owner should interview and select one of the Preferred Builders. Once they are selected, the home site owner should work with his/her Designer and Builder in order to decide upon, prepare and send to the DRC a preliminary package of information on the proposed design.

Prior to the preparation of this preliminary package, each home site owner is strongly encouraged to set up a pre-design meeting with the DRC in order to establish a clear understanding of the key provisions of these Design Guidelines.

#### ***3.1 Preliminary Submission***

The purpose of this preliminary submission will be for the DRC to review each home site



owner's chosen building design so as to ensure that the owner clearly understands the important design elements. The DRC will respond to the owner on this submission within ten business days. Through this informal process at the front end, work on unacceptable designs can be avoided. The following shall be provided in the preliminary submission package:

- a) A home site owner registration form, available from the developer or the office of the DRC. This form supplies the DRC with the home site owner's and all consultants' names and pertinent contact information to expedite the design review process;
- b) A plan of the subject home site, showing property lines and dimensions, existing one metre contours, non-disturbance and house/pool foundation setback lines, if any, rights-of-way and easements, if any, and the stipulated building envelope;
- c) Proposed location of the house and driveway, superimposed on the home site plan. The house siting must be within Galena Shores' stipulated building envelope for the home site;
- d) Elevation drawings or picture of the chosen design. Grade elevations and site sections are also to be included in this preliminary submission; and
- e) The approximate dimensions of the basement, first and second floor of the house, including its garage.

The purpose of this preliminary submission will be for the DRC to review each home site owner's chosen building design so as to ensure that the owner clearly understands the important design elements. The DRC will respond to the owner on this submission within ten business days. Through this informal process at the front end, work on unacceptable designs can be avoided.

### **3.2 Formal Submission**

Once the home site owner is confident that his/her overall design concept would be acceptable to the DRC, he/she should complete all of the design plans described herein for submission to the DRC who will provide a formal response to the home site owner's submission no later than ten business days from its receipt. If additional submissions by the home site owner are required, the DRC will respond within six business days. Please be advised however that the DRC does not issue the building permit and does not review the plans for compliance with the Columbia Shuswap Regional District (CSRSD) construction requirements and the BC Building Code.

The home site owner's builder must not submit the building and landscape plans to the CSRSD



for building permit approval until they have been fully approved by the DRC. No material changes to the plans approved by the DRC affecting the exterior appearance of the house or the yard shall be made without further approval by the DRC.

The review process will also involve inspections by the DRC of the house and landscape construction to ensure compliance with the approved plans. These will typically occur at the house framing stage, at completion of construction of the house and at completion of construction of the landscaping.

## **4.0 KEY DESIGN CONSIDERATIONS**

The building forms at Galena Shores should reflect the quiet lakeside setting, complement the natural character of the site and give a feeling of "casual elegance". Although there is no specific architectural style required at Galena Shores, the following comments should guide the design of the home.

Galena Shores envisions homes that complement rather than dominate the environment. Compatibility with the natural lakeside setting is to be achieved through the use of a controlled range of complimentary forms, materials and colours. A "connection" to the outdoors should be encouraged by the use of loggias, covered porch and veranda type elements.

An emphasis on natural materials and colours will help the building forms blend into the natural setting. Large areas of glass to take in the lake view, along with overhangs, awnings, louvers and other measures to shade from the sun will assist in defining the style.

The vision integrates natural materials native to the region, such as stone and wood. At the same time, simple materials such as concrete and glass enhance the natural palette. Building form and situation should maximize views and consider natural light from morning to sunset.

House plans should be individual and chosen or designed to suit the lot. Owners are strongly advised to retain the services of competent sales and design professionals for the design of their home. The Developer assumes no liability for design. The Developer does have a number of pre-approved designs available for viewing and builders pre-registered to build out these and custom home designs, in the development. To assist in describing some of the design elements considered most appropriate for Galena Shores, the Developer has prepared some pre approved house plans. These plans are available for viewing at the Galena Shores website ([www.galenashores.com](http://www.galenashores.com)). Lot purchasers are reminded that all builders must be registered with the developer prior to being allowed to build homes in the development.

No homes in Galena Shores will be permitted to closely resemble the design of any other



previously approved homes in the development. The guidelines contained herein are suggestions, and innovative design or other products not mentioned may be accepted at the sole discretion of the Developer.

#### **4.1 General Dimensions and Site Positioning**

Each home shall be designed and sited to take maximum advantage of the natural characteristics of the lot (e.g. tree cover, views, original grade, sun angles, relationship to the street, neighbours, park or conservation area). Site and house layout should promote privacy and avoid overlooking or overshadowing of neighbouring properties. It is recommended that private outdoor spaces, such as patios, be screened from the adjacent private and public views by approved fencing, hedges, planting or trellises.

All houses must be sited appropriately in relationship to the lot slope. Two storey houses with exposed basements at the back will require rear elevation treatment to reduce the visual impact of the three levels.

#### **4.2 Home Location/ Excavation**

The main house, including garages, porches and decks (but not at grade patios) must be positioned within each home site's prescribed building envelope. House positioning is measured to the external eaves of the house. As a result, roof eaves may not project outside of the building envelope. All building siting must conform to CSRD Electoral Area 'B' Zoning Bylaw requirements. A geotechnical report must be commissioned by the home owner prior to the designing foundation and all geotechnical recommendations must be strictly adhered to.

#### **4.3 Home Site Gradient and Drainage**

Homes are to be designed to conform to existing home site grade conditions. Extensive cutting, filling and re-contouring of building sites and yard areas will not be acceptable except in extreme circumstances. Any changes to the grade of any portion of a home site of in excess of 1.5 metres from the grade existing at the time of final development plan approval will be subject to the approval of the DRC. All grading shall present a finished appearance with rounded slope transitions.

Natural drainage patterns should not be interrupted unless necessitated by the home design. Storm water drainage design should ensure that no drainage is directed onto neighbouring home sites.



#### **4.4 Home Size and Height**

Excluding basement and garage, homes with a total floor area of less than 1,200 square feet (112 square metres) on the main floor and more than 4,000 square feet (372 square metres) on the main floor are strongly discouraged and are subject to the approval of the DRC.

The highest point on the roof (excluding Chimney) may be no more than 10 meters average, above the lots average natural grade. House heights are limited to those restrictions contained in the CSRD Electoral Area 'B' Zoning Bylaw pertaining to Galena Shores' (single family residential) zone.

#### **4.5 Single Family Home, Secondary Suites, and No Trailers**

Each home site within Galena Shores may be used only for residential purposes, meaning the construction of one single family home which would include a compatible accessory structure on each home site. Secondary Suites, not exceeding 800 square feet (73 square meters), with a separate entrance are allowed. Final approval to be given by the DRC and to not contravene local zoning authority regulations. No trailer, mobile home, modular home or prefabricated home is permitted on any home sites other than a temporary construction trailer during the house construction period.

#### **4.6 Maximum Building Footprint**

The building footprint (ground coverage) including garage, accessory buildings, and out buildings may be no more than 20% of the total lot area.

#### **4.7 Building Set Back**

No part of the building (including decks, porches, and eaves) may be closer than 2m from the lot boundary at the sides and 7.5 meters from the front and rear boundaries. The position of the house on the site will be reviewed by the Developer in relation to neighbouring properties in order to provide appropriate set backs and streetscape. Clearing of trees is not permitted within 1.5 metres of the property line from the front line of the house to the rear property line and will be reviewed on each application, other than as required for fire setback regulations which shall override as required by the CSRD.



## **4.8 Riparian Area Regulations**

A Riparian Area Assessment, which is required whenever activity is planned to occur within 30 metres of the high water mark of a lake or stream (defined as the Riparian Assessment Area), has been conducted for all of the waterfront lands within the Galena Shores development. As a result of a Riparian Areas Assessment done for the subdivision approval, a Streamside Protection and Enhancement Area (SPEA) of 15 metres (plus any additional setbacks required to protect trees within the 15m SPEA) has been established for all of the waterfront lands. The SPEA defines an area where no construction, development, removal of trees or disturbance of the soils is permitted. Any proposal to undertake disturbance within the 30 metre Riparian Assessment Area will require a report prepared and filed by a Qualified Environmental Professional (QEP) to the Ministry of Environment that would address the requested activity within the Riparian Assessment Area (RAA). In simple terms, no activity within the SPEA other than a passive, low-impact trail to the lake is allowable under the RAA. Additional work may be initiated within the 30 metre RAA but will require a QEP report. In addition, prior to the initiation of any process related to the SPEA or RAR, the home owner must present his intent in writing to the DRC for approval.

At present, the Columbia Shuswap Regional District (CSRD) requires a Watercourse Development Permit application to be submitted prior to a building permit being issued for any construction or disturbance of the soils within 30 metres of the high water mark of Arrow Lake. At the request of Galena Shores Development Ltd., the RDOS is being requested to adjust its Watercourse Development Permit application protocol for the Galena Shores development to avoid the requirement to obtain an RDOS Board approved Watercourse Development Permit. The proposed amended Watercourse Development Permit protocol, which would use alternative methods to achieve the RDOS' objectives of protecting the lands within the SPEA, has not yet been finalized.

## **4.9 Conformity to Restrictive Covenants**

All house and landscape designs must be in conformity with all restrictive covenants that may be registered on title to some or all of Galena Shores' home sites. The provisions of all such restrictive covenants supercede and take precedence over any requirement set out in the Galena Shores Design Guidelines. The restrictive covenants are described in the Disclosure Statement for Galena Shores. Additional information on such covenants can be obtained from the Developer upon request.



#### **4.10 Sanitary Septic and Water**

Each lot within the subdivision will be provided with a connection to a private, Ministry of Environment approved sanitary septic collection system, owned and operated by the Galena Shores strata. Water service will be provided from a nearby groundwater source and treated to approved IHA water quality standards. Off-site storage and distribution will be maintained by CSRD in conjunction with their Water Acquisition Program. Individual lots will require a water meter.

### **5.0 EXTERIOR HOUSE DESIGN FEATURES**

#### **5.1 Side and Rear Elevations Design – 360° Architecture**

Similar attention to the architectural treatment of the side and rear elevations is to be given as the front elevation. Continuation of the architectural style around to and including the rear elevation is essential to achieve a multi-dimensional 360° architecture, attractive from all views. This includes the treatment of rooflines, walls, projections, window placement, and the selection and colour of materials.

#### **5.2 Accessory Buildings**

Each home site owner will be permitted to erect, in addition to the main house, one additional small building to be used for pool equipment, garden and tool storage and similar residential uses. Any such ancillary building, regardless of when it is built, is subject to the same design parameters set out in this Design Guidelines governing house design. Its materials and colour must be complementary to the main house. The accessory structure cannot exceed 60 square meters or 660 square feet.

#### **5.3 Exterior Materials**

No exterior wall materials other than cement fiber board (hardi-plank or approved equal), cedar siding, brick, stone, stucco and combinations thereof are permitted. Shakes and shingles are not acceptable wall cladding materials. In individual cases vinyl shakes may be used at the discretion of the DRC.

If stucco the finish will be acrylic or elastomeric finish with a flat, worm or sand surface texture. Earth tone colours are strongly encouraged, or colours ranging in the darker



shades. Stucco must be accented with wood or timber elements. Wood must be sealed on all sides before installation. Stucco or concrete window battens may be acceptable and will be reviewed on an individual basis. Stucco metal stop must be painted to match.

No steel or aluminum siding or jumbo sized concrete brick of any kind are permitted. Exposed concrete foundations must be limited to a height of 18 inches (46 centimetres) above the finished grade.

### **5.3 House Colours**

Exterior colours shall be based on natural environment earth tones with consistent body and trim colours. Exterior colours for all walls and roofs should harmonize with the surrounding landscape and neighbouring houses. Warm earth tones in paint or stain are encouraged. Dramatic colours may be used to accent or highlight building features in a subtle manner, but should not be applied to the majority of the house exterior. No wood or stucco surfaces shall remain unpainted or unstained. Exterior colour selection will affect the visual impact substantially and a colour selection sheet indicating location to be applied must be submitted to the Developer for approval. All exterior colours must be approved by the DRC.

Stone where applicable, concrete, or heavy wood details are to be consistent with house trim and detail. Stone should be terminated at a wall or window or other architectural detail. Cultured stone may also be used.

Other masonry products may be approved on a house-by-house basis. Vinyl or metal siding will not be permitted under any circumstance. Exposed concrete foundation walls shall not exceed .5 meter high, a variance where stepping occurs may be allowed at the developer's discretion.

### **5.5 Roof and Roofing Materials**

Acceptable materials include pre-finished standing seam, pre-finished stamped metal and granular coated metal, copper, slate concrete or clay tile and GEM shingles. Wood shakes and shingles are not permitted. Other roofing products may be permitted upon review by the developer. All flashing is to be pre-finished metal. Pre-finished drip edge is required at the bottom of all roof slopes. Flashing and venting should be similar to roof colour. Ridge venting is encouraged. Where conventional venting is installed in the roof slope, it is to be placed away from highly visual locations (i.e., street side, in the case of corner lots on two elevations). Snow clips, where required, are to match roof colour as closely as possible. Designers are reminded that the area receives



considerable snowfall and roof design must consider snow load and the direct shedding of snow to safe areas. Roof water run off must also be considered and incorporated into the lot drainage plan. Rooftop venting and chimneys shall be finished with a chase to match the building style (does not include attic ventilation, plumbing stacks, or bath fan vents). Stone-finished chimney chases are preferred. Where more than one chase exists, the finished elevations of the chase caps shall be consistent. All flue venting requires a shroud detail above the chase cap. Innovation is encouraged.

It should be noted that while dormers enhance the look of a home, dormers catch the snow, build up ice, and this often results in enormous pressure on the dormers. Care should be used when considering dormers for homes at Galena Shores. Roof pitches should generally range between 4:12 and 12:12. Different pitches and roof lines (e.g. flat) will be allowed at the discretion of the DRC.

## **5.6 *Eaves and Gutters***

No shallow roof overhangs are permitted; rather they are to be a minimum of 2 feet (0.55 metres).

No fascia gutter shall be permitted, but rather a surface-mounted gutter design is to be used. Only decorative aluminum or upper gutters are permitted complete with decorative scuppers, downspouts and ornamental splash pads.

Hidden or concealed roof gutters are encouraged; gutters are to be part of the roof line. If built-in gutters are used, they must be layered and configured in such a way as to enhance the overhang, complementing the design of the house

## **5.7 *Fascia***

Fascia articulation is encouraged. Fascia should be a minimum height of 8", with the exception of eaves with open trusses, where architecturally, no fascia is required. Fascia material is restricted to rough sawn cedar, cedar, Smart Start, Hardi-plank, or similar manufactured product as approved from time to time by the DRC.

## **5.8 *Soffit***

Fascia soffit colour is to be consistent with or complimentary to fascia colour unless a clear finish, stain grade wood is used. Wood finish is encouraged but pre-finished



aluminum is acceptable. Minimum roof overhang is 24".

## **5.9 Eaves Trough and Rain Water Leaders**

Eaves trough should match fascia as closely as possible. Eaves trough or fascia gutter should be pre-finished metal (no vinyl permitted) with a minimum dimension of 5". Hidden gutters are encouraged. Rainwater leaders should be compatible in colour to wall material. The use of chains for rainwater leaders is permitted. Splash pads at the bottom of rainwater leaders are encouraged and are to be sloped away from the house.

## **5.10 Doors and Windows**

Garage doors where painted are to be consistent or complimentary in colour to wall or trim material, with the exception of clear stained wood doors. Windows are permitted in garage doors (white muntin bars or trim are not acceptable, unless matching the other trim materials of the home). Main entrance doors are to be painted in dark tones and should accent the front entrance. Minimum door width is 36". Where the door height is increased above 6'8", the door width must also increase. Solid wood doors are encouraged.

Sidelights are permitted. Reflective glazing with the exception of Low-E or Bronze is not permitted. White Muntin bars are not permitted unless matching to other trim materials. Window grills or Muntin bars shall be wood or pewter with a minimum width of  $\frac{3}{4}$ " for wood and  $\frac{1}{4}$ " for pewter. Wood grills should match window trim colour. Divided light or simulated divided light is encouraged. Vinyl windows may be acceptable. All windows require a trim detail, with the exception of wood windows with a wood brick mould of at least 3  $\frac{1}{2}$  " wide.

## **5.10 Patios and Decks**

The owner should be aware that there is a large snow load in this area. Accumulations are often 4' or more. As a result it is encouraged to cover decks with roofs (e.g. veranda style) or have decks as patios on grade. Snow will slide off of the roofs, unless the Owner has snow clips on the roof. The Owner needs to have the roof engineered to take the snow load.

Decks should be designed to be an integral part of the home. Deck and railing materials and colours should be compatible with the house design finish. All protective barriers on



front porches should utilize spindles (square or turned according to house style), clear scratch resistant materials, or pony-walls finished with the same exterior material that adorns the majority of the house. No deck supports shall be permitted which appear to be inadequately sized and do not complement the design of the house.

## **5.12 Chimneys**

Rooftop venting and chimneys shall be finished with a chase to match the building style (does not include attic ventilation, plumbing stacks, or bath fan vents). Stone-finished chimney chases are preferred. Where more than one chase exists, the finished elevations of the chase caps shall be consistent. All flue venting requires a shroud detail above the chase cap. Innovation is encouraged. No exterior wall chimney shall be cantilevered. No fireplace horizontal direct vent shall be visible from any street.

## **5.13 Fireplaces**

Direct vent fireplace vents shall be placed in obscure locations where possible, with sight lines blocked by landscaping. Wood burning fireplaces, stoves and other wood burning appliances are permitted at Galena Shores, but must include spark arrestors and follow all other regional codes when installed.

## **5.14 Garages**

All homes must have a garage. The garage can be attached or detached. No garage shall accommodate less than two cars side-by-side. Garage doors should not exceed 9 feet (2.74 metres) in height. Garages are encouraged to be suitably deep to allow winter storage of boats/trailers, etc. Garages must be of a reasonable size for residential use and in proportion to the house. Commercial workshops are not permitted. Wherever possible Garages or Carports should reflect similar architecture to the home, and should be attached directly to the home, or be attached by a covered breezeway.

Garages should not be the prominent element of the front façade of the house and should be oriented accordingly. Garages are encouraged to be set back from the front plane of the home and where practical, positioned perpendicular to the home, so that the doors do not directly face the street.

On waterfront lots, street facing garages will be permitted but must exhibit a high quality architectural treatment complementary to the home design.

### **5.15 Repetition**

The same house plan with similar elevations shall not be repeated within 3 lots, or directly across from each other. Similar house plans and forms may occur along a section of the street in response to similar site conditions. Differences such as changing direction of roof slopes, size and location of windows and doors, and or exterior cladding finish will be required.

Striking contrasts between building sizes, shapes, and colours within a small area are not encouraged. The object is to produce enough variety to create interest within a balanced unity of forms, colours, and themes.

### **5.16 Corner Lots**

Designs for corner lots should take maximum advantage of the lot. All street-facing elevations must be treated with the same level of detail.

### **5.17 Massing**

Elements to consider are: a) Visual character of the design b) Variety in massing c) Plan and proportion relative to height and layout d) Second Storey's to be designed into roof lines wherever possible e) Roof pitch f) Landscaping enhancing elements, e.g., integration with landscaping and topography g) Materials, variety, and proportions.

### **5.18 Consistency**

Elevations of all buildings must demonstrate consistent treatment of exterior materials, window details, and reveals. Details in the roofline must be carried around from the front elevation. Timber and log details in Gables, knee braces, posts, columns railing and landscaping are strongly encouraged wherever possible.

### **5.19 Form Elements**

#### **a) Front Entries**

Shall be visible from the street. Where design permits, the front entrance should be a



prominent element of the home. Flexibility in entry location will be permitted, given other strong architectural features facing the roadways.

### **b) Three-Storey Elevation**

Where a three-storey elevation exists on the same plane as the rear elevation, the design requires a step or break with deck(s), shed roofs, trellis, or other appropriate detail (This detail while encouraged, is not required to continue around to the side elevations).

### **c) Roof Designs**

Where a cottage roof design is the base, must include gables or articulation on all elevations.

### **d) Roof Slopes**

In all cases where a roof slopes into a chase, a saddle must be installed and constructed and finished with similar roofing materials.

### **e) Garage Face**

Where the garage face elevations have 5' or more of solid wall on either side of the garage door, a window with trim typical to the house is to be installed. Wide garages are encouraged to have a garage door set to one side to allow for window(s). a) Wall area from above the garage doors to the eave of more than 3' must incorporate detailing such as banding or a second finish. b) Side or angled garage entries, away from the street, are encouraged.

## **6.0 YARD AND LANDSCAPE DESIGN**

### **6.1 *Driveways and Pathways***

Driveways and pathways should be laid out to reflect natural grades, avoiding lineal driveways where practical. Driveways where more than 10 meters from the house, should not exceed 4 m in width. Sidewalks from driveways to the home's front door are to be a minimum of 1 m wide and should be of similar material (material that is used within 10 m of the house) to the driveway. Within 10 m of the house, driveway material must be concrete or better. Driveway and front of lot landscaping must consider snow clearing and allow for snow dump areas with adequate drainage.

### **6.2 *Parking***



All site plans must allow parking for at least 2 vehicles within the lot. Commercial vehicles or trucks in excess of one ton may not be parked on site. To ensure access for snow clearing and emergency vehicles, street parking will be permitted on a temporary basis only, and not permitted on an overnight basis.

### **6.3 Gateposts at Driveway Entrances**

A standard motif provided by the Developer will be used in all cases.

### **6.4 Fencing**

The greatest preservation of the natural environment at Galena Shores would be achieved if no fences were to be built. We understand, however, that there is a functional need to enclose areas for privacy and for protection of children and containment of pets. Fencing, where required, should be designed to appear as an extension of the architecture and architectural materials and used only where necessary. Natural plantings should be used to further mask the fence and its location on the site selected so as to be as unnoticeable as possible from the road and surrounding properties. Fences utilized as sightscreens must be conceived as an integral part of the overall design of the building and not simply a tacked-on element dictated solely by function.

In no case will walls or fences be permitted to arbitrarily delineate lot lines, although it is understood that such walls or fences may define yards, courtyards, or terraces in close proximity to the residence for the purpose of privacy. Privacy or screen walls must not exceed 42" (1.1 m) in height, measured from existing natural grade, and they may not encroach into any required setback. Vinyl chain link fencing is discouraged and may not be used without specific approval of the DRC.

### **6.5 Retaining and Privacy Walls**

Retaining walls, in general, should not exceed an exposed height of 4 feet (1.2 metres), unless absolutely required. Higher walls should be designed with horizontal steps, with the width of each step equal to the height of the wall below each step, such that the overall slope of the wall will not exceed 45 degrees. Landscaping should be designed in such a way so as to soften the view of higher retaining walls from neighbouring streets or home sites.



Wall materials should complement the character of the house. Natural dry stacked stone walls, walls faced with stone, brick or attractive prefabricated materials, or concrete walls with a high quality exposed aggregate finish are desirable. Irregular dumped rock walls, flat non-detailed cast in place walls, and stucco faced walls will not be permitted.

Homeowners will be encouraged to create privacy screening through the use of planted materials as opposed to privacy walls.

## **6.6 Pools and Sports Courts**

Above ground swimming pools are not permitted on any home site. In-ground swimming pools will be permitted, and should be safely fenced and gated, and located in an area which can be screened, through appropriate landscape treatments, from the view of neighbouring home sites. Pool fencing should be tastefully designed to a maximum height of 6 feet (1.83 metres). Pools must be equipped with a proper in-ground drainage system, as pool water will not be permitted to drain over the surface of the home site or neighbouring home sites. All pool equipment must be housed in a fully insulated structure that is architecturally compatible with the home - no metal sheds will be allowed. Pool equipment storage areas designed within the main house itself is strongly encouraged. Pools will be required to have a rock pit to allow drainage.

## **6.7 Other Buildings and Site Structures**

Site structures such as gazebos, patios, decks, retaining walls, and planters should be designed, be appropriate to the scale and aesthetics of the house, and compliment the existing and proposed landscapes. Storage sheds and other auxiliary buildings must be placed at the side or to the rear of the property. Their appearance must be in accordance with the guidelines described herein and the maximum size permitted is 3 m X 4 m'.

## **6.8 Plantings**

Lot landscaping layouts will reflect the regional natural patterns and maintain this character through hardy planting materials. While fire prevention is of utmost importance, existing trees and natural vegetation should be preserved wherever possible and large areas of turf are to be minimized. The experience of the community should provide the impression of a natural landscape that has been retained and enhanced, rather than created.



The visual quality of the lot from all sides should be carefully considered. Landscape planting is used to frame and enhance views of the Lake and surrounding area. Plantings should consider the plant in its mature state. Site grading shall be minimized with respect to the existing slopes and drainage conditions. Where possible, existing vegetation is to be retained and protected from damage during the building process. Lot layout and landscape plans must consider drainage for snowmelt and storm water.

Plants, shrubs, trees, and grasses or species native to the region should be used where possible. Galena Shores is in an area that experiences four distinct seasons. The use of trees in natural groupings, rather than formal layout, is encouraged. Vegetation should be placed in natural groupings and should be used to soften structures, such as fencing and other site furnishings.

Landscape mulch is discouraged for reasons of fire control. Decorative rock is a safe alternative and many colours and sizes are available. Owners should consider the wildfire risk when developing and maintaining their landscape plan.

Combustible debris, deadfall and dry brush shall be removed from the lot at least annually. Trees should not be planted less than 3m from the house. Brush and long grass is to be minimised due to potential fire issues.

## **6.9 Tree Growth Restrictions and Removal**

The Developer intends that Galena Shores will maintain its forested charm and aims to preserve as many trees as possible within the development.

**Trees outside of the building envelope may only be removed after design approval has been obtained from the DRC;** this includes trees removed for fire prevention purposes. It is also understood that the Developer will work with each owner to allow for trees to be removed that will enhance the owners views from their lot, as long as it does not adversely affect other owners or substantially change the overall forested look of the development. A fine of \$500 per tree will be payable to the Developer for any trees cut without permission. This levy will be used to plant compensating growth back into the particular site.

In the case of disagreements amongst owners, the decision of the DRC or the Strata Association will be absolute and binding on the parties. As noted earlier Riparian Area Regulations and Watercourse Development Permit Requirements, the homeowner is not allowed to disturb any vegetation in these areas without DRC and Provincial approval. Wherever possible during construction, existing trees and landscaping



should be protected.

### **6.10 Exterior Lighting**

The use of subdued indirect exterior lighting to enhance architectural features is permitted (e.g. soffit lighting). Lighting should be directed towards the home and should be minimal in order to reduce the impact to neighbouring lots. Landscape and driveway lighting should be shaded from above and of minimum intensity to reduce interference with neighbours. Light fixtures should be in keeping with the overall house design.

### **6.11 Security and Sprinkler Systems**

Many of the homes at Galena Shores will be recreation or retirement homes and owners are strongly encouraged to install a basic system to monitor security, flooding and heating system performance. In addition, there are no close services for fire protection. Sprinkler systems are strongly encouraged.

### **6.12 Screening of Sundry Objects**

Satellite dishes may only be mini dishes and not be visible from the street. A maximum of two dishes are allowed per lot. Clotheslines, C.B., Radio or T.V. or any other exterior antenna are not permitted. The location of satellite dishes, hot tubs, pools, or permanent play equipment such as slides or swings should be included in landscaping plans and submitted for approval to the Developer.

### **6.13 Signage**

Homeowners are permitted to erect one small, professionally designed permanent sign in their front yard containing their last name and/or street address.

On a temporary basis, homeowners are also permitted to erect in their front yard or display from their house, one sign at any given time advertising their property for sale, provided such sign does not exceed 6 square feet (0.56 square metres) in size. During house construction only the house builder's sign (of a maximum size of 6 square feet (0.56 square metres)) and the homeowner's address sign may be posted on an individual home site. No supplier signs or sub-trade signs are permitted. The builder may display supplier names on the bottom of his sign.



No home business advertising is permitted on any home site at any time with the exception of Bed and Breakfasts.

### **6.14 Wildlife**

Galena Shores is in a natural location surrounded by forest, and care should be taken during and after construction to preserve wildlife habitat and avoid disturbance to wildlife. Pets must be kept under control and not allowed to chase wildlife. Food and garbage should never be left outside and barbecues should be kept clean. It is unlawful to feed wildlife.

### **6.15 Road and Common Property Interface**

It is the responsibility of the owner to restore the original natural grade and swales on common property between the lot boundary and the curb/edge of road surface after construction is complete. This area should be left free of rocks, brush and debris. The Developer may reseed this common area if necessary after all lots in the Phase are complete. To avoid damage from snow clearing and sanding, plants and shrubs should not be planted within 2 meters of the curb or road edge.

## **7.0 ENVIRONMENTAL INTEGRITY**

The Arrow Lakes Development Limited vision of Galena Shores is intended to provide direction in the planning, design, and construction of the project in a manner compatible with the environment. Consistent with this vision, it is our hope that individual homeowners will adopt sustainable development strategies as an important part of their new home planning.

The following guidelines are intended to reduce energy consumption, conserve water and otherwise minimize impacts on the local ecosystem.

### **7.1 Landscape Design**

**Preserve Natural Features** – Identify significant landscape elements on your home site such as key natural features, signature trees, and naturalized areas for preservation.

**Landscape Plant Choice** – Include native plantings in your landscape design. By using



native plants you help support local populations of butterflies and songbirds. Native / low-water plants usually require little or no irrigation after establishment which will reduce water consumption.

**Percolate Rainwater** – Incorporate rain gardens (areas design to accumulate and percolate rainwater) and other storm water management features into garden in a manner that compliments your landscape design.

**Permeable Paving** – Use gravel or pavers with paved wheel strips for driveways or other design methods to permit water to percolate into the soil.

**Outdoor Lighting** – Specify outdoor lighting that minimizes light that escapes beyond your property line or into the night sky in order to reduce “light pollution”.

**Reduced Heat Island Effect** – Use light coloured paving throughout foot-traffic areas (target reflectivity is > 0.30) to reduce the absorption of the sun’s heat in the summer.

## **7.2 Building Energy Use**

**High Efficiency Heating** – Home owners are required to use a green energy source as their main source of home heat. Geo-exchange (also known as ground source heat pump or geothermal) systems are the most energy efficient heating and cooling systems currently available. All homes are encouraged to consider utilizing geo-exchange systems as the primary heating and cooling system. Other options include some form of solar heating, recycled wood (pellet stoves).

**Natural Light** – Orient buildings and locate main living areas so as to maximize natural light access to living spaces and thereby reduce the need for lighting in the day.

**Natural Breeze Directions** – Orient buildings and locate windows to take advantage of prevailing winds for summer cooling and to protect from winter winds to reduce heating and air conditioning needs.

**Shade and Protection** – Plan the landscape design to provide shade and protection for direct summer sun and winter winds to reduce summer cooling and winter heating costs.

**Solar Roof Opportunities** – Consider having some of our roof facing south so that it could accommodate a solar hot water preheating panel.

**Preparing for Future Renewable Energy** – Consider the use of renewable energy



such as solar hot water pre-heating and solar electricity (photovoltaic), geothermal heat pumps, recycled wood (pellet) stoves, etc. The costs can be reduced if done during construction as opposed to retrofits in which the future costs can be substantial.

**Energy Efficiency** – Build to meet federal R2000 or Energuide 80 standard of energy efficiency to save money on heating and lighting.

**Energy Efficient Envelope** – Design for a highly energy efficient building envelope (insulation and windows, lighting, and appliances).

**Ozone Friendly** – Where cooling system or heat pump used, ensure refrigerants are HCFC free.

**Piping** – Minimize heat loss from piping through design for short pipe runs and the use of insulation.

### **7.3 Water Conservation**

**Water Efficiency** – Minimize indoor water use through the specification of:

- EnergyStar rated dishwashers and clothes washers;
- Ultra low-flow fixtures; and
- Dual-flush toilets.

Depending on selected models, there may be little or no cost increase for more efficient appliances.

**Grey Water Reuse Capability** – Consider designing plumbing for future grey water reuse (sinks, showers, clothes washers) by separating toilet drains from all other drains until the point of exit. The ability to reuse grey water is legally limited at this time and the additional plumbing will increase costs, but this approach can be an innovative and valuable initiative where water is a concern.

**Rain Harvesting** – Harvest and reuse rainwater for landscape irrigation through various means including built-in cisterns to portable rain barrels.

### **7.4 Materials, Resources, and Waste Management**

**Cut and Fill** – Minimize cut and fill through efficient driveway design that minimizes both length and width of driveways. Similarly place all structures onsite to minimize site



impacts, and environmental impact.

**Site Materials** – Wherever possible, try to re-use materials from your home site such as rock, excavated fill, topsoil, and wood. This reduces the cost of hauling it away and creates a sense of place by tying in new design into the landscape with local materials.

**Recycling** – Design convenient recycling and composting facilities into your kitchen and backyard to make it easy to recycle and compost and reduce the waste hauled to the landfill.

**Fire Resistance** – Use fire-resisting cladding and roofing to reduce the risk of property loss from wildfires.

**Wood Treatment** – For preservative treated wood in landscaping and other areas, try to avoid the use of arsenic-containing wood products as they introduce problematic poisons into your garden and groundwater.

**Materials Selection** – When working with your designer or doing renovations, try to select the following types of materials:

- natural materials;
- locally sources materials;
- rapidly renewable materials (e.g. bamboo which grows fast);
- materials containing recycled content;
- reusable and durable materials; and
- materials that do not take a lot of energy to make or transport and therefore have fewer greenhouse gas emissions associated with them, such as fly-ash concrete (ecosmart concrete)

## **7.5 Indoor Air Quality and Health**

**Health Indoor Air Quality** – Select materials having low emissions of volatile organics, such as:

- Paints and adhesives that meet Ecologo, EPA or other accepted standards; and
- Carpets that meet CRI, Greengard, or E1 standards.

Toxic vapour emissions may be significant contributors to poor long-term health and come from many non-natural building materials, paints and adhesives.

**Flooring** – Minimize the floor area covered by wall-to-wall carpet in order to have clean



air by reducing the off gassing from its materials, underlay and adhesives, as well as to reduce the amount of dust in your home's air.

**Filters** – Use premium (MERV > 4) filters for any supply ventilation and air handling units.

## **8.0 CONSTRUCTION REGULATIONS**

### **8.1 *General Considerations***

These construction guidelines are primarily designed to maintain a safe and appealing neighbourhood environment for existing residents and potential buyers during construction of homes in Galena Shores. The guidelines are not intended to overly constrain contractors but simply to provide enough control to ensure an orderly construction process.

Construction must be carried out in strict conformity with the design plans that have been approved by the DRC. All work must be performed in a professional manner and must fully comply with all Federal, Provincial and Municipal Bylaws and Building Codes.

### **8.2 *Permitted Working Hours***

Hours of construction for all exterior work shall be as permitted under CSRD bylaws which are, construction work may only be carried out between the hours of 7:00 am and 9:00 pm Monday to Saturday and 12:00 Noon to 9:00 pm on Sunday's and holidays. Builders and lot owners must use reasonable efforts to minimise noise and dust during construction.

### **8.3 *Contractor Parking & Deliveries***

Where possible all construction vehicles should be parked within the lot boundary. Overnight street parking is not permitted except by approval from the developer.

### **8.4 *Completion Schedule for Houses and Landscaping***

There is a 3 year time limit from the time the lot is first sold by which any home site owner is required to commence construction of a house on any home site. Once



construction is commenced, construction of all buildings on a home site shall be carried out diligently from commencement of the work until fully completed (including painting, weather permitting). The maximum time limit for construction, excluding landscaping, is 24 months from the date of commencement of site work, except for unusually large homes, for which this time limit may be extended.

Unforeseen delays may happen that are not caused by the Owner. The purpose of this is not to put Owners in a difficult position if there are issues beyond their control. The purpose is to ensure that Galena Shores is developed in a forward fashion. That is we are always making progress in terms of lot sales, house building, and amenity creation. If an Owner asks for an extension on his building commitment, a 1 year extension will be given, provided there are reasonable and valid reasons. Any extensions after that will be entirely up to the Developer. It is very unlikely that more than 2 one year extensions will be given to anybody under any circumstances.

On an ongoing basis, each owner of a vacant home site will be required to keep the home site free of garbage, unsightly objects and overgrown weeds.

Completion of all landscaping work on a home site shall be carried out diligently from commencement of the work until full completion, which must occur within 3 months of issuance by the CSRD of the occupancy permit for the house. Extensions will be granted in the case of snow cover or frozen ground conditions.

## **8.5 Buy Back Provision and Construction Timing**

The Owner covenants to obtain design approval from the Developer and commence construction of their property within 3 years from the date title is conveyed from the Developer to the Owner. It is recommended that Owners start their design process at least 6 months before they plan to start construction. Should the owner fail to start construction within the time allowed the Developer reserves the right to purchase the lot from the buyer free from any encumbrances for 85% of the original sale price.

Construction must be completed and a final inspection obtained from the Regional Authority within 24 months of construction start. Landscaping must be completed within 24 months from the start of construction. Should the owner fail to complete construction within the time allowed an amount equal to 2% of the original lot sale price, will be payable to the Developer. A further 1% will be paid to the Developer at the beginning of each following month if construction has not been completed and final inspection has not been obtained.



Unforeseen delays may happen that are not caused by the Owner. The purpose of this buy back provision is not to put Owners in a difficult position if there are issues beyond their control. The purpose is to ensure that Galena Shores is developed in a forward fashion. That is we are always making progress in terms of lot sales, house building, and amenity creation. If an Owner asks for an extension on his building commitment, a 1 year extension will be given, provided there are reasonable and valid reasons. Any extensions after that will be entirely up to the Developer. It is very unlikely that more than 2 one year extensions will be given to anybody under any circumstances.

## **8.6 *Damage to Utilities***

The cooperation of all contractors and sub-trades is requested to minimize damage to water valves, pedestals (power & phone), street light terminals, shallow utility lines, hydrants, streets, manholes, and other structures. Should damage occur to services or infrastructure adjacent to or on any specific home site, that home site owner will be responsible for the repair costs.

To protect utilities on and around each home site, the owner's contractor is recommended to undertake the following precautions:

- Brief sub-trades, deliverymen and all others on the importance of being careful around utility installations.
- Plumbers need to be instructed to replace water valve markers when house connections are complete.

## **8.7 *Excavation Near Trees and Survey Stakes***

Extreme care should be taken when working and excavating close to trees and the planted boulevard landscaped areas. Damage to roots, contact of the tree and boulevard shrubs with construction equipment or changing the grade of land immediately around the base of trees (within the tree's drip line) should be avoided. If the owner or owner's contractor determines that damage or destruction to mature tree(s) on a home site is unavoidable as a result of required construction activities, the DRC should be immediately contacted and his permission obtained prior to removal of the affected tree(s).

Survey stakes lost or moved by the owner or the owner's contractor must be reinstalled by the project surveyor at the expense of the owner.

## **8.8 Erosion Control**

Provision must be made at each construction site to control erosion and run-off from the home site onto neighbouring home sites, roadways, ditches, creeks or SPEA along Upper Arrow Lake. Various methods can be employed such as the use of straw bales, silt fencing, seeding and the shielding of excavations though the use of material such as visquine (plastic sheeting).

## **8.9 Pets during Construction**

Pets need to be controlled and can not run freely. The owner is responsible.

## **8.10 Job Site Conditions and Behaviour**

Owners and their contractors must take all reasonable steps to keep the streets, street boulevards and neighbouring home sites free at all times from construction debris and garbage, run-off, construction materials, trailers and portable toilets. The construction site and surrounding areas should be regularly monitored for cleanliness. During construction, the roadway in front of the home site should be kept clean and orderly. Owners and their contractors must control extensive dust movement from the building site.

Construction materials should be neatly stored on the home site at the end of each construction day. Construction waste and garbage should be disposed of in a large trash receptacle or removed from the site as required to prevent unsightly build-up of waste materials.

No rocks, plant material, topsoil, construction material or similar items should be removed from any neighbouring home sites, including other construction sites.

The impact of construction activities on neighbouring residents must be kept to a minimum by treating neighbours in a courteous manner. Issues include parking, speeding, loud music, loud profane language and the borrowing of power, water or telephone service from neighbours.

## **8.11 Construction Washrooms**

Builders should ensure that their contractors arrange suitable toilet facilities. An on site



porta-potty (chemical toilet) is required on each site, or in a suitable on-site shared location for builder trades.

### **8.12 Excavation Material**

Excavation material must be stored off site or within the lot boundary taking care to preserve vegetations shown in the landscape plan. Excess excavation material may be dumped at a site designated by the Developer assuming a suitable site is available. If no such site is available then the Owner must make suitable arrangements to dump material outside the Galena Shores area in a legal and environmentally friendly manner.

## **9.0 SERVICE CONNECTIONS**

Upon final subdivision plan approval, each home site will be serviced with water, community septic, electricity, and telephone. All services are underground and all connections to homes similarly must be built below grade. The suppliers of these services are as follows:

Water:	CSRD
Sanitary septic:	Galena Shores Strata
Electricity:	BC Hydro
Telephone:	TELUS

Connections to water mains are to be made in accordance with CSRD regulations. Authority for such connections will be obtained through the process of making an application for a Building Permit to the CSRD and by paying all applicable hook-up and related charges.

Arrangements should be made with the above suppliers of electrical and telephone services for the supply of these services by means of underground connections to the owner's home and for the payment of any fees charged in relation to such connections.

## **10.0 HOUSE AND LANDSCAPE PLANS - DETAILED REQUIREMENTS**

Once the home site owner is confident that his/her intended exterior house design and positioning on the home site is generally acceptable to the DRC, he/she should have one digital copy of the following plans submitted to the DRC for formal review and approval. Once all of the changes, if any, are made to the satisfaction of the DRC, they will prepare a letter of



approval to the addressed home site. The home site owner will then be in a position to complete his/her detailed working drawings and apply for a building permit.

## **10.1 Site Plan(s)**

The house design drawing (or drawings) should show at least the following information:

- a) Property boundaries, dimensions and total area.
- b) SPEA setback line (if applicable).
- c) Locations and finished ground floor grades of all buildings and decks showing dimensions and square footage of each.
- d) Locations of all trees (or groupings of trees) which are to be retained.
- e) Locations of trees proposed to be removed (such trees should be flagged on site).
- f) Proposed finished home site grades and existing home site grades shown in one metre contours. Plans showing existing grades are available from the Galena Shores project's civil engineer, Site360 Consulting Inc., Kelowna, BC.
- g) The building envelope.
- h) Non-disturbance and house/pool foundation setback lines, if any, and easements and rights-of-way, if any.
- i) Locations of all built surfaces such as driveways, walkways, parking areas, decks, patios, pools, hot tubs, stairs, walls and fences.
- j) Line of proposed roof overhangs.
- k) Routing of site and footing drainage.
- l) All utility routings and connections to house.

## **10.2 Landscape Plan(s)**

The landscape drawing (or drawings) should show at least the following information for the home site's front yard and side yard abutting a flanking street:

- a) Materials, colours and specifications of all built surfaces such as driveways, walkways, parking areas, decks, patios, hot tubs, stairs, walls and fences.
- b) Location and details (such as common names, size and height) of all plantings and planting beds.
- c) Complete specifications of all other landscape elements such as putting greens, planters, ornamentation, water features, rockery gardens, landscape lighting and the like.
- d) Treatment of remainder of the home site not specified above including lawn and



ground cover areas.

### **10.3 Elevation Drawing(s)**

Elevation drawings should show at least the following information:

- a) Building elevations showing the design of each exterior wall of each building on the home site, as well as both the finished and existing grades.
- b) Design and specifications of exterior siding, exposed foundation, fascia, soffits, eaves, roofs, skylights, doors, windows, porches, decks, chimneys, railings, exterior indirect lighting, building height limits per applicable CSRD Electoral Area 'B' Bylaw and actual building height as measured using applicable standards.

### **10.4 Cross Section Drawing(s)**

Cross section drawings should show at least the following information:

- a) Cross section(s) detailing the design of the foundation, exterior walls and roof.

### **10.5 Floor Plan(s)**

Floor plan drawings should show at least the following information:

- a) The internal layout and dimensions of all rooms on all floors of all buildings on the home site including the total square footage of each floor and the location and size of all exterior doors and window openings.

### **10.6 Samples**

Colour and material samples should be used wherever practical to demonstrate proposed exterior colours and materials. These should include paint samples of all exterior colours, including a description of where each occurs. A description (or sample if appropriate) of the proposed roofing material should also be provided.



## **11.0 KEY CONTACT INFORMATION**

### ***11.1 Site360 Consulting Inc.***

Robert T. Evans  
540 Leon Avenue, Kelowna, B.C., V1Y 6J6  
Telephone: 250-862-3600  
Fax: 250-862-4849                      Email: [reception@site360.ca](mailto:reception@site360.ca)

### ***11.2 Design Continuum***

Mark Taylor  
208, 3515 - 17th Avenue SW  
Calgary, Alberta, T3E 0B7  
Telephone: 403-554-5592  
Fax: 403-284-4435                      Email: [marktaylor@shaw.ca](mailto:marktaylor@shaw.ca)

### ***11.3 Arrow Lakes Developments Ltd.***

Lindsay Moir  
220 Edenwold Drive NW  
Calgary, AB T3A 3S3  
Telephone: 604-202-1039  
Fax: 866-929-9350                      Email: [info@aldl.ca](mailto:info@aldl.ca)