

# Compliance with Building Scheme

## WedgeWoods

### Intent

To ensure the quality of investment that you have made at WedgeWoods there has been instituted by the project developers a Building Scheme. This Building Scheme has been registered as a covenant against the title of each lot to ensure that all homes satisfy the requirements of the Building Scheme.

Within the Building Scheme, a copy of which has been attached, there are two sections briefly described as:

Schedule of Restrictions - this section restricts any owner applying for a development approval and/or a building permit or commence construction unless and until the designated Approving Agent has approved detailed plans and specification and prohibits house trailers, recreational vehicles etc unless within a building or adequately screened.

Schedule A - Architectural Guidelines - this section sets out in layman's terms the concerns which must be dealt with in the plans specifications which are submitted to the Approving Agent for approval.. While in some cases these concerns are subjective it should be noted that in many instances there are specific standards that must be met.

In addition to the Building Scheme we have also included a copy of the registered Development Land Covenant. If you go to Appendix A - Firesmart and Sustainable Design Guidelines – starting on page 13 you will see this section sets out in more detail a number of specific obligations that your consultants must include within the scope of their work. It should be noted that this section is not subjective in nature and when applicable to your home there must be strict compliance.

Finally we have also included a Firesmart and Sustainability Design Checklist which needs to be filled out and a copy provided to us as well as the Building Department.

### Process

To assist you with the process under the Building Scheme we would make the following recommendations:

1. Prior to the start of your design process ensure that your consultants have reviewed the Building Scheme and have discussed with you the obligation contained within the Building Scheme. Feel free to have your consultants make contact with the Approving Agent if they have any questions or lack clarity with the terms of the Building Scheme.
2. We would encourage that prior to moving into the final design stage your consultants take the opportunity to review the conceptual designs with the Approving Agent in order to identify possible conflicts and ensure that the final review will be a smooth exercise.

3. As it is a condition of the Building Scheme that prior to application to the SLRD for a Development or Building Permit the Applicant will have received written approval of the plans and specifications from the Approving Agent we would suggest that it is prudent to factor the time line required to meet the obligations of the Building Scheme in addition to the time line required for processing of a permit from the SLRD.

4. When detailed plans and specifications are completed a package should be forwarded to the Approving Agent for review. This package should include:

- architectural plans and specifications
- site and landscaping plan
- exterior building material samples and colour board
- a completed Firesmart and Sustainable Design Checklist – see attached
- any other materials which might better assist the Approving Agent in it's review (collectively the “Package”)

Upon receipt of a full and complete review package by the Approving Agent every effort will be made to turn around the review process within a two to three week period however it should be noted that an incomplete package may result in delays with approvals which will impact the ability of the Owner to proceed with Building Permit applications.

## Fees and Charges

WedgeWoods has negotiated a set fee with the Approving Agent and any assisting consultants (collectively the “Consultants”) for the review by each of them of the Package provided by the purchaser of a strata lot from 28165 Yukon Inc. within one year of that purchase. The set fees will be paid by 28165 Yukon directly to the Consultants.

If as a result of up to reviews by the Consultants or any one or more of them it is determined that the Package still does not meet the requirements of the Building Scheme then all fees or other costs for any subsequent reviews or input from the Consultants shall be paid by the purchaser in advance of the subsequent review or input.

The owner of a strata lot who has not purchased from 28165 Yukon or who has not submitted a Package to the consultants within one year of purchase of a strata lot from 28165 Yukon will be solely responsible for all fees payable to the Consultants.

## Contacts

The review process by the Approving Agent under the Building Scheme may also involve input from a Co-ordinating Architect and a Landscape Architect, both acting on behalf of the Approving Agent. Contact for the parties is as follows

Approving Agent

877103 B.C. Ltd.  
5403 Buckingham Ave.,  
Burnaby, B.C., V5E 1Z9

Attention: David Ehrhardt  
dehrhardt@telus.net  
604 644 1111

## Fire Smart and Sustainability Design Checklist

Ref*	Guidelines	Compliant for Permit	Compliant after Construction	N/A
<b>SUSTAINABLE DESIGN GUIDELINES</b>				
1	QEP Monitored			
2	QEP onsite during construction			
3	Environmental Management Report			
3a	Wildlife survey prior to clearing			
3b	Bird survey completed in spring			
3c	Active nests protected			
3d	Buffer for birds of prey			
3e	Management plan for blue listed species			
4	Natural vegetation undisturbed			
5	Vegetation retained in riparian areas			
6	Fence constructed to protect riparian areas			
<b>FIRE SMART GUIDELINES</b>				
7	Creation of Zones			
7a	Zone One is fuel reduced			
7b	Zone Two ground fuel removed or fire break			
8	Roofing conforms to fire resistance rating			
9	Siding materials are fire resistant			
10	Fire places, wood stoves and furnaces have spark arrestors			
11	Eaves, attics, vents screened			
12	Windows and glazing are double panned or tempered			
<b>STORMWATER MANAGEMENT</b>				
13	Rain gardens and ponds retain stormwater			
<b>SITE AND LANDSCAPING</b>				
14	Topsoil reused on site			
15	No circular driveway			
16	Existing vegetation protected by a fence			
17	Only drought tolerant, pest resistant or native vegetation used in landscaping			
18	Outdoor lighting fixtures minimize light pollution			
19	Mulch on all landscaped areas			
<b>ENERGY EFFICIENCY</b>				
20	Energuide rating over 80 or R-2000 certification			

<b>Ref*</b>	<b>Guidelines</b>	<b>Compliant for Permit</b>	<b>Compliant after Construction</b>	<b>N/A</b>
21	Electronic ignition for gas fireplace and solid fuel devices CSA or EPA compliant			
22	Heating equipment is Energy Star certified			
23	Hot tubs have two or more energy saving features			
24	Central air conditioning systems have two or more energy saving features			
25	70% of all lighting fixtures have Energy Star CFL's or other energy efficient lamps			
<b>WATER CONSERVATION</b>				
26	Energy Star certified products for water-consuming appliances and shower-heads			
27	Irrigation system includes two or more energy saving features			
28	Dual flush toilets installed			
<b>INDOOR ENVIRONMENT</b>				
29	75% of paints meet low or zero VOC standards			
30	75% of floor coverings made with specified low emission materials			
31	All air filters achieve a minimum of MERV 4 standard			
<b>WASTE MANAGEMENT</b>				
32	2 square metres of space for collecting recyclable household waste			
33	No in-sink garbage disposal units			
<b>OTHER</b>				
	Residential sprinklers installed			

I certify the accuracy and completeness of the above information:

Upon Initial Submission

Upon Completion of Construction

\_\_\_\_\_  
Owner or Owner's Representative

\_\_\_\_\_  
Owner or Owner's Representative

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



Officer Signatures

\_\_\_\_\_

Execution Date

Y	M	D

Transferor(s) Signatures

**28165 YUKON INC.**, by its  
authorized signatory:

\_\_\_\_\_  
Name:

**OFFICER CERTIFICATION:**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

CONSENT AND PRIORITY AGREEMENT OF CHARGE HOLDER

We, **MOUNTAIN ADVENTURE LTD.** (a corporation incorporated under the laws of Netherlands) having an office at P.O. Box N-7788, 4 West Bay Street, Nassau, Bahamas, the holder of the following registered charges, consent to the registration of the above Declaration of Building Scheme and agree that it shall have priority over our respective charges.

EXECUTION(S):

Officer Signatures	Execution Date			Transferor(s) Signatures
_____	Y	M	D	<b>MOUNTAIN ADVENTURE LTD.</b> , by its authorized signatory:
	(as to execution by Mountain Adventure Ltd.)			

OFFICER CERTIFICATION

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.



## SCHEDULE OF RESTRICTIONS

1. For the purpose hereof and for the schedules attached hereto, the following words and phrases will have the following meanings:

“Approving Agent” means 877103 B.C. Ltd.

“Architectural Design Guidelines” means architectural design guidelines for the Lots as described on Schedule A; “Co-ordinating Architect” means a registered architect appointed and retained by the Approving Agent;

“Improvement” means any building or structure (including landscaping) constructed or installed on the Lands;

“Landscaping Architect” means a registered landscape architect appointed and retained by the Approving Agent;

“Owners” means the persons registered in the Land Title Office from time to time as the owners of the Lots;

“Plans and Specifications” means the plans and specifications described in Subsection 2(a) and approved by the Approving Agent in accordance with the provisions of this building scheme;

“Regional District” means Squamish-Lillooet Regional District, presently located at 1350 Aster Street, Pemberton, B.C., V0N 2L0, or other local government or agency thereof having jurisdiction;

“SLRD” means the Squamish-Lillooet Regional District.

- No person will apply for development approval or building permit with respect to a Lot, or commence construction or installation of any Improvements on a Lot (including site clearing or other site preparation, excavation, construction or landscaping) without first:

providing the Approving Agent with reasonably detailed plans and specifications of the Improvements (including a landscape plan) and such further and other plans, specifications, samples or other materials as the Approving Agent may reasonably require;

receiving written approval of the Plans and Specifications from the Co-ordinating Architect;

receiving written approval of the landscape plans related to the Improvements and comprising part of the Plans and Specifications from the Landscape Architect; and

receiving the written approval of the Plans and Specifications by the Approving Agent.

The approval of the Approving Agent of any Plans and Specifications will not be unreasonably withheld or delayed if the Plans and Specifications meet the requirements of the Architectural Design Guidelines and the application for such approval complies with all the requirements herein. To determine whether or not any Plans and Specifications meet the requirements of the Architectural Design Guideline and whether the application

complies with all the requirements herein the Approving Agent may consult with a registered professional architect, landscape architect or biologist as appropriate for professional advice on the best way to satisfy the requirements of this building scheme.

After a person commences construction of any Improvements on a Lot upon complying with the requirements set out herein, such person shall not discontinue the construction of such Improvements until the same are completed in all respects in accordance with the requirements set out herein, provided however that such person will not be in breach of his or her obligations in this Section or the Agreement with the Approving Agent referred to in Subsection 1(e) if construction is interrupted by reason of strike, lockout, labour dispute, act of God, inability to obtain labour or materials or both, enemy or hostile action, civil commotion, fire or other casualty provided that such person takes steps as are available to it to minimize the effect of such occurrence and diligently recommences construction after each such occurrence.

Following the approval of the Plans and Specification, no construction of Improvements will be commenced or carried out on the Lots except:

in accordance with the Plans and Specifications; and

in compliance with the Architectural Design Guidelines.

The Approving Agent or a designated representative of the Approving Agent may at any time, without notice during regular business hours, enter onto the Lots for the purpose of determining compliance with and enforcing the provisions of this statutory building scheme.

No Lot shall be used except in compliance with the following restrictions:

no house trailer, travel trailer, mobile home camper, recreational vehicle or similar vehicle or structure designed for or capable of providing overnight accommodations, by whatever name called, no unlicensed vehicles and no commercial trucks, boats or machinery are permitted to be located, kept or stored on any Lot except within enclosed roofed buildings or garages or an area with adequate screening approved by the Approving Agent;

no temporary structures, trailers or residences shall be permitted on any Lot except for use during a period of construction, which period shall not exceed one (1) year, without the approval of the Approving Agent.

The provisions hereof will be in addition to, but not in substitution for, any generally applicable laws, ordinances, rules, regulations and orders of the governmental authorities applicable to the Lots.

If any provision or provisions herein contained are found by any Court of competent jurisdiction to be illegal, invalid or for any reason unenforceable or void, then such provision or provisions will be considered severed from this statutory building scheme and the rest of the statutory building scheme will be unaffected by such provision or provisions.

No person who is the Owner of any Lot will be liable for a breach of any of the provisions hereof if such breach arises after such person ceased to be the Owner of such Lot.

The provisions hereof will run with and bind all of the Lands and every portion thereof and render the Owner, each purchaser, lessee, sub-lessee and occupant of any Lot or any portion thereof subject to the restrictions herein set out and confer on them the benefits herein set out.

This building scheme will expire 25 years after the date of its registration in the Land Title Office or on notice from the Approving Agent that the Lands have completed initial build-out, whichever is later, and thereafter the provisions hereof will be of no force and effect.

**SCHEDULE A**  
**ARCHITECTURAL DESIGN GUIDE LINES**  
**WEDGE WOODS SINGLE FAMILY LOTS**

**MASSING AND FORM**

Building massing should have the appearance of being contained. Design techniques should include a variety of roof lines, stepping the building both vertically and horizontally, letting the site influence the building form, scale and character. Variation in roof lines will encourage vaulted ceilings to provide higher interior ceilings within the context of the building theme

Building form must respond to the natural constraints of the Lot. The development must also consider the safe storage of snow without impeding the accessibility to the dwelling on the Lot.

**NO REPETITION OF BUILDING DESIGN**

No building design can be repeated within a three lot radius.

**DRIVEWAYS AND GARAGES**

Driveways and garages should not form the main element facing the street and must minimize environmental impact. All driveways must comply with Regional District grade requirements.

**ROOFS**

Architectural form of the roof is very important in establishing the building character and snow management. A unified composition of sloped roofs is preferred. Snow shedding should be calculated to ensure protection of pedestrian and vehicular ways, flat areas and impact onto other roof components and decks.

Roof pitch should generally not be more than 12V:12H.

Roof types that are not permitted include mansard, false mansard, and domed roofs.

Roof overhangs are encouraged because they protect walls, doors and windows from snow and rain.

Roofing materials should complement the treed nature of the site and therefore high quality wood shingles or shakes or similar appearing products are preferred. Composite slate and architectural shingle materials will be considered if they maintain the stability and aesthetic integrity and three dimensional character. Standard asphalt shingles will not be acceptable. Metal roofs may be considered but only in earth tone or natural colours and the profile and seam pattern must be acceptable to the Approving Agent.

Architectural roof appurtenances such as dormers, clerestories, skylights, chimneys, gables and eave details can create an enhanced roofscape and interesting interior spaces. Their placement is encouraged but should be used in a manner so that confusion and excessive decoration is avoided.

Ornamental roof appurtenances such as finials, scroll work on the ridge or purely decorative turrets are not permitted.

Mechanical roof appurtenances including snow diverters, vents and flashing should be prefinished in a colour to match the roofing material and must be strong enough to sustain snow build-up and shedding.

Large roof overhangs with deep fascia boards are encouraged.

Solar collectors must lie flat on the roof and not be located in areas visible from the street or other public places.

## **CHIMNEYS**

Chimneys must blend with the house and roof materials. Metal, or wood or facsimile wood finished chimneys are not encouraged.

A direct wall vent for a gas fireplace should be screened from public view or blend into the building face and be treated in such a way to avoid discolouration of the wall in which it is placed.

All chimneys must have spark arrestors made of metal, painted to match the roof colour and of sufficient size to screen individual flues. Chimneys should be located near the ridge of the roof wherever possible to protect them from snow damage.

## **BUILDING WALLS**

The lower portion of walls up to 4.0 ft should be protected from extreme weather, snow build-up and staining and should therefore be constructed of a durable material, including but not limited to, river rock, stone, concrete block with a stucco finish, or concrete treated in a finish such as sand blasted or bush hammered. Aluminium or vinyl are not permitted.

Upper wall materials should relate to the building mass and convey a sense of well-crafted construction for a residential home in an alpine setting. An urban or industrial vocabulary is not encouraged.

Acceptable upper wall materials are:

- stone or river rock
- wood shingles
- wood siding
- board and batten

peeled or shaped logs  
architectural concrete  
traditional stucco  
  
composite concrete wood claddings

Upper wall materials which are not acceptable are:

brick or ceramic tile  
vinyl or aluminium siding  
stained or painted plywood  
simulated stone or brick  
asphalt or hardboard siding

Walls should be strongly articulated with recesses, balconies and bay windows to avoid large areas of unbroken wall.

Window glazing may be clear or solar tinted, stained, etched or frosted. Solid coloured glass or reflective glazing is not permitted.

Exterior doors should be solid core wood or insulated metal painted to complement the house. Exterior doors should be shielded from shedding snow, wind and rain either through structural elements or in combination with landscape materials.

If a garage is proposed, garage doors should be wood sectional, stained or painted or insulated metal doors painted to complement the building. Manufacturer's white garage doors are not supported, unless they compliment the overall building design. Garage entries should be well articulated (recessed, columns, etc.) To reduce their visual impact but also to create a visual connection to the house. Garage doors that are angled to face the side yard rather than the street are preferred to prevent the garage from dominating the streetscape.

Open carports are not permitted.

## **COLOUR SCHEMES**

All colour schemes must be approved by the Approving Agent. A colour board and samples must be submitted for review before a colour scheme can be approved.

No more than three colour shades should be used on a building (not including the colour of the roofing material).

Proposed colour schemes should harmonize with the natural setting of the SLRD and Whistler and complement surrounding buildings. Acceptable wood siding colour applications include paint and solid or semi-transparent stains. Peeled or shaped logs may be finished with varnish, clear or semi-transparent stains.

Rich colours may be used to highlight building features such as doors, exterior window casings and trim, fascia boards, soffits, shutters and railings. Neighbouring properties should be considered when using strong, deep colours as accents.

## **GRADING AND DRAINAGE**

All regrading, tree removal, revegetation and other site disturbance shall be shown on the site grading plan which must be approved by the Approving Agent before any site work is initiated.

All regrading shall be contained within the lot and feathered wherever possible into the natural topography to maximize retention of trees and existing vegetation.

Cuts and fills shall be minimized to avoid undue disturbance of natural vegetation.

Retaining structures for homes and parking areas shall not exceed a height of 5.0 ft (1.5 m) and constructed of rock or concrete with a rock veneer. Retained driveway areas should include planting between the structure and the parking area so that these areas remain partially hidden.

The slope of cuts or fills must be determined by the soil materials to ensure stability and encourage revegetation. Rock cuts may be vertical if approved by a geotechnical engineer.

All drainage should be returned to the natural drainage areas or the storm ditch system as required by the SLRD. No drainage may be permitted to flow to an adjacent lot unless specifically required to ensure the health of existing vegetation.

To reduce the amount of site disturbance parking platforms for downward sloping lots are encouraged rather than using fill to achieve grades, where existing vegetation is mature.

## **DRIVEWAYS PARKING AND WALKWAYS**

To minimize impact on the Lot the Location for Driveways has been predetermined. Any change to the location of the driveway must receive prior approval from the Approving Agent.

Driveway width at the curb should not be more than 13 ft (4.0 m) wherever possible in order to reduce the impact of hard surfaces at the street, reduce rock cut and promote tree retention.

Not less than one parking stall shall be contained within an attached or detached garage. Additional open parking stalls may be considered depending on site constraints.

Driveway materials should be stamped asphalt or concrete, concrete with exposed aggregate finish or interlocking pavers. Asphalt drives are also acceptable, however when asphalt is utilized the use of architectural borders is encouraged.

Walkway materials should be stamped concrete, stone or interlocking pavers.

## **LANDSCAPING**

The streetscape is intended to take on a mature, attractive appearance which will mature gracefully, therefore the area between the curb and the front plane of the house shall be considered predominantly as a natural revegetation zone using mostly indigenous plant species and limiting formal planting only as an accent. The planting plan shall however also be cognizant of limitations imposed by servicing corridors and not unduly encourage bear intrusion by providing fruit bearing plants or excessive protective cover.

All utilities and otherwise obtrusive structures, including retaining walls, should be suitably screened wherever possible from public view. Such screening should project a natural character.

Walls and/or fences are not permitted as pure delineators or property lines, however they may be permitted to provide privacy to certain activity areas. Where walls and/or fences follow a property line they should not disturb any vegetation screening with adjacent lots. Walls and/or fences should follow the contours of the land wherever possible.

Walls and/or fences should be built of natural stone or wood and may not exceed a height of 6 ft (1.8 m) above the natural grade of the Lot.

No walls and/or fences other than small scale landscape elements are permitted between the front property line and the front plane of the principal dwelling.

Exterior and landscape lighting should be kept to a minimum, be diffused, shielded, directional and concealed from neighbouring lots and the street. Fixtures must reflect the theme of the community and be made of iron, copper or wood. Shiny brass or chrome finishes are not encouraged.

The landscape plan shall be implemented and approved by the Approving Agent within one growing season of the substantial completion of the house.

Entrance gates must be located at least 5 meters within the property line of the Lot. Entrance gates, structures and archways should be architecturally sensitive to the common property and should be comprised of materials such as iron, stone and/or wood.

The landscape plan must detail any existing trees, shrubs, or vegetation which will be removed or relocated and confirm that such removal is in compliance with the requirements of any registered restrictive covenants. If the removal of the trees, shrubs or vegetation will enhance or preserve views or view corridors it will be permitted so long as it does not materially negatively reduce the privacy between adjacent dwellings.

## **SNOW MANAGEMENT**



Snow must be retained or shed in locations and in a manner which will not endanger the structure or its occupants. Entrances, vehicular and pedestrian routes must be fully protected.

Balconies should preferably be covered or recessed into the building and snow shedding from one roof to another should be avoided. Eave troughs are vulnerable to damage from snow and ice and are therefore not recommended. Aluminium, vinyl or resin eave troughs are not permitted. Snow storage areas must be provided for driveways and pathways.

Adequate roof ventilation is required and the "cold roof" construction concept is recommended.

### **ANTENNAS AND SATELLITE DISHES**

Satellite dishes or antennas should be hidden or placed in the least visible, functional site. Dishes should be painted the colour of the background material in front of which they are mounted. Satellite dishes exceeding three feet in diameter (or the size of the smallest fully functional HD antenna available) will be permitted only if they are shielded from view.

### **DOG KENNELS**

The location of and materials used for enclosed dog runs and/or kennels must be approved by the Approving Agent.

### **WATER METERS**

As a condition of service each water service to a home shall have a water meter capable of remote reading installed in the general location of the main shutoff within the residence. The type and specifications of the meter will be specified by the provider of the water service under the CPCN for the WedgeWoods subdivision.