



THE UPLANDS AT PROCTER POINT

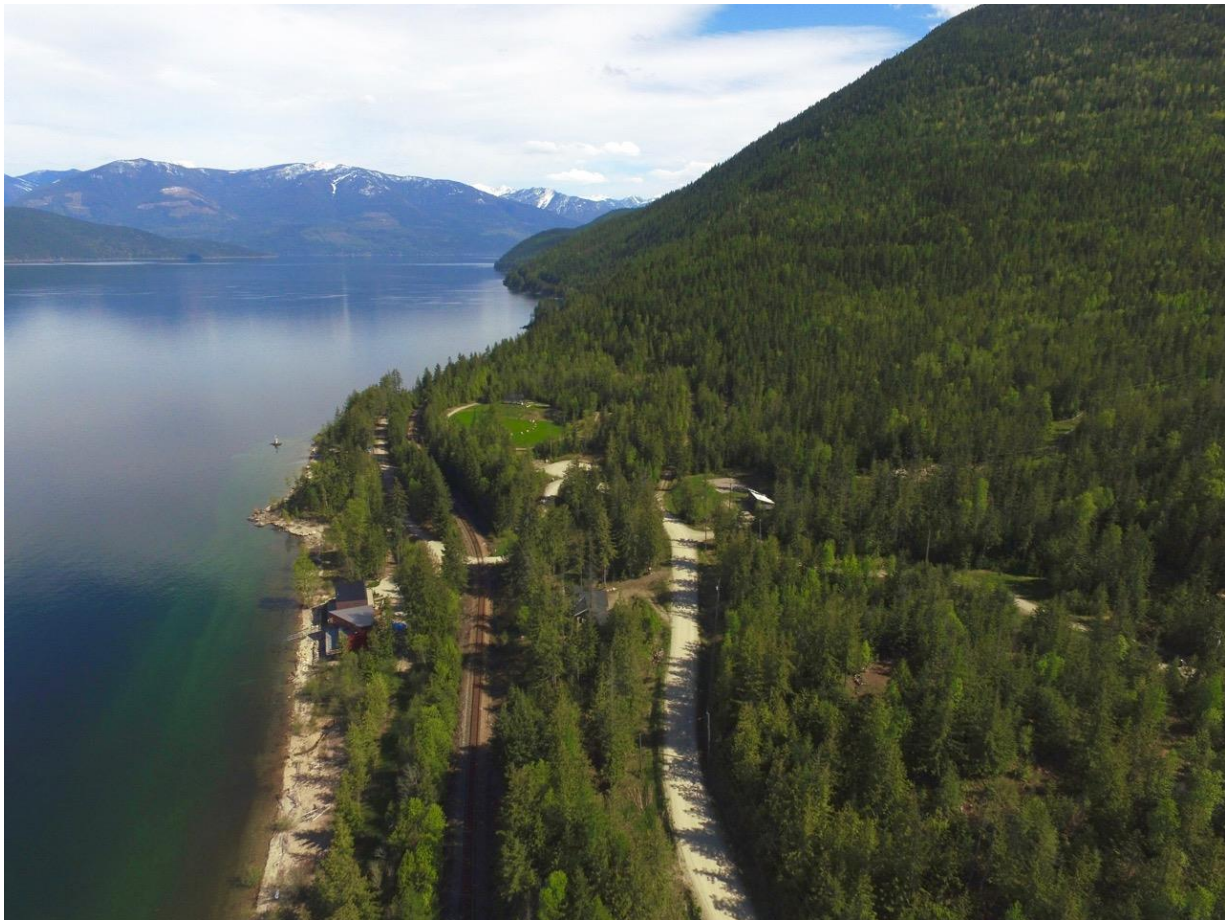


Photo courtesy of Luke Mori Real Estate

PROPERTY DEVELOPMENT GUIDELINES

Contents

1. The Vision	3
1.01. Lifestyle and Nature	3
1.02. A Spirit of Community and Cooperation	3
1.03. Major Themes.....	3
2. The Purpose and Goal of these Guidelines	3
2.01. The Purpose of the Guidelines.....	3
2.02. The Goal of the Guidelines	4
2.03. Pre-Design (Know Your Site)	4
2.04 Pre-Design (Allowed activities)	4
3. The Process of Approvals	4
3.01. Other Approvals.....	4
3.02. New Works Requiring Approvals.....	5
3.03. Approvals not Required	5
3.04. The Property Development Review/Adherence Process	5
3.05. Timing of Building Permits.....	6
3.06. Approvals of Variances and Timeline Extensions.....	7
3.07. Additional Drawings and Design Reviews	7
3.08. Site Reviews During Construction Process.....	7
3.09. Precedents.....	7
4. Submittal Requirements.....	8
4.01. Timely Manner.....	8
4.02. Appropriate Detail and Standards	8
4.03. Phase 1 – Project Start	8
4.04. Phase 2 – Design	9
4.05. Phase 3 – Construction.....	9
4.06. Phase 4 – Landscaping	10

5. Site and Landscape Design Guidelines.....	11
5.01. Building Envelope Zone (BEZ)	11
5.02. The Building Envelope (BE)	12
5.03 The Natural Area (NA):	12
5.04. Topography and Steep Slopes	13
5.05. Driveways and Parking Areas.....	13
5.06. Modifications to Common Property	14
5.07. Damage to Common Property	14
5.08. Views and Privacy	14
5.09. Plants and Landscaping	14
5.10. Landscape Element	15
5.11. Sewer Systems.....	15
6. Building Design Guidelines.....	15
6.01. Building-to-Building Relationships	15
6.02. Building Size	16
6.03. Permitted Building Height	16
6.04. Exterior Materials	16
6.05. Exterior Colours	16
6.06. Roofs	16
6.07. Windows	17
6.08. Accessory Structures	17
6.09. Equipment.....	17
7. Sustainable Design Guidelines.....	18
7.01. Sustainable Design Practices	18
7.02. Sustainable Design Resources and Certification Programs.....	18

1. The Vision

1.01. Lifestyle and Nature

The vision is to build an outdoor lifestyle community and to preserve and protect the natural beauty of this spectacular property.

1.02. A Spirit of Community and Cooperation

The Uplands at Procter Point is a community proud of its exceptional, architectural homes. While distinguished architectural design is encouraged, Property Development Guidelines have emerged from a spirit of community, cooperation and a shared commitment to The Vision. Buildings must respond to (and be inspired by) their surroundings, and not dominate their sites. Buildings should not stand out, be boisterous or ostentatious either in scale, design or finish. Buildings that display tasteful restraint, integration and harmony with their natural surroundings are encouraged.

1.03. Major Themes

Privacy, views, preservation of The Uplands at Procter Point's natural beauty and a high standard of architectural design are the major themes that inform the Property Development Guidelines herein.

2. The Purpose and Goal of these Guidelines

2.01. The Purpose of the Guidelines

The Property Development Guidelines have been developed to:

- i. Protect the value of lot owners' (each an "Owner") investment by ensuring consistency and quality of building practices on each lot (each a "Lot"),
- ii. Enhance privacy for Owners,
- iii. Ensure building sizes, building materials, building placement and landscaping are responsive to and in harmony with the natural landscape. Building sizes will be proportionate to the setting. Specifics regarding size, building materials, etc. are covered later in these guidelines,
- iv. Minimize the visual impacts of development on the natural surroundings. The goal is that the development is natural looking rather than suburban.

2.02. The Goal of the Guidelines

Owners are encouraged to study these Property Development Guidelines and shall provide this document to their architect or designer prior to commencing the design of their home and landscaping. It is not the intent of these Property Development Guidelines to restrict or limit creativity; rather, the goal is to 'guide' the design of your home and site toward a project that is consistent with The Vision and to uphold a cohesive order for the community's development.

2.03. Pre-Design (Know Your Site)

Owners are encouraged to have their architect or designer visit the site in person, prior to commencing their design work. Repeat visits to the site throughout the design process and in different seasons are also strongly encouraged. This practice results in familiarity with a site's ground configuration, its micro-climate, sun and wind exposure, and views. Past experience at The Uplands at Procter Point has shown this practice to result in successful building projects that are consistent with The Vision, appropriate to the community and responsive to their sites.

2.04 Pre-Design (Allowed activities)

Camping and RVing are permitted on each lot for up to a cumulative total of eight weeks each year. Please note that structures used to support camping and/or RVing must be removed from the lot at the end of each visit. No open fires are allowed on the site. Enclosed fire pits with quick extinguishing lid covers and propane fire pits are allowed. Fires must be attended at all times. Owners are expected to obey local fire bans.

3. The Process of Approvals

3.01. Other Approvals

These Property Development Guidelines shall be read in conjunction with the NES3578 Statutory Building Scheme, the B.C. Strata Property Act/Regulations, Regional District of Central Kootenay (RDCK) bylaws, provincial building codes and any other applicable Act, Regulation or legislation that govern your Lot.

Owners will be expected to submit a number of documents for review/approval as part of the NES3578 Property Development Review/Adherence Process; some of the same documents can be used to obtain a building permit from the RDCK.

3.02. New Works Requiring Approvals

A design and review process will assist Owners in meeting the Property Development Guidelines. Design review and approval is required for all:

- i. New development,
- ii. External renovation, alterations, or modifications,
- iii. Landscaping and other site modifications such as major landscaping modifications (e.g. movement of earth/rock greater than 5 cubic yards).

3.03. Approvals not Required

NES3578 approval is not required for interior works and planned accessory buildings under 100 square feet, such as garden sheds.

3.04. The Property Development Review/Adherence Process

Owners shall contact the designated NES3578 Representative and/or access the NES3578 website to obtain the most current Property Development Review/Adherence Process information.

The standard review/approvals process consists of four phases. Specific approval points in each phase must be met to proceed to the next step or phase.



Phase One — Project Start. This is the planning and pre-development stage. This is where you can come to the Property Development Committee to discuss your preliminary plans. The committee will work with you early on to help you develop your desired outcome while adhering to the Property Development Guidelines (PDG). You might start with just a hand sketch and some ideas, but that is enough to get started. As you develop your ideas along side the PDG you will move to Phase Two — Design.



Phase Two — Design. This is the phase where you move from preliminary approvals to formal approvals. The steps are designed not to be any extra than what you would need for your building permit but are thought out to ensure adherence to the PDG.



Phase Three — Construction. This is the phase where all your ideas start to take form. Site visits start before you excavate and continue through construction. These visits are there to help you ensure adherence to the PDG. The PDG require the construction time not to exceed 365 days without approval, but don't worry the time doesn't start until you start excavation, so there should be plenty of time to enjoy your building taking shape.



Phase Four — Landscaping. Keeping the beauty of the natural surroundings while not attracting bears and following FireSmart guidelines is a focus of this phase. We also know that it may take some time to plan this out and it might have changed now that you have your structure up. We give extra time for this. Check out the NES3578 PDG for the specifics.

A Property Development Approvals Committee will be responsible for administering the Property Development Process, i.e.:

- i. Ensure design compliance with the Statutory Building Scheme and Property Development Guidelines,
- ii. Work closely with Owners to address issues including variance and extension requests,
- iii. Approve designs within the scope of their authority, and,
- iv. Make recommendations for Council's consideration.

3.05. Timing of Building Permits

Owners shall obtain written approval of their Detailed Building Design (see 4.05A) prior to applying for an RDCK Building Permit.

3.06. Approvals of Variances and Timeline Extensions

In cases where proposed development is inconsistent with these Property Development Guidelines, variances and timeline extensions can be requested in writing from NES3578. A decision will be made in a timely and non-arbitrary fashion, according to whether the variance or timeline extension is compatible with the intent of Section 1, The Vision and will be clearly communicated to the applicants in writing. Variances of this nature must be supported by clear and concise drawings and/or documents that explain how the variance complies with The Vision.

3.07. Additional Drawings and Design Reviews

Works that are not approved or that are approved with conditions may require additional drawings, design reviews and site meetings.

3.08. Site Reviews During Construction Process

NES3578 reserves the right to conduct a site review anytime during the construction process to ensure that the Statutory Building Scheme, Property Development Guidelines and approved final building or landscaping designs are being strictly adhered to, and the impact of the construction on Common Property and the Natural Area (as defined in 5.03) are minimized. Owners will be notified in writing of any non-compliance issues to their approved final building or landscaping designs and will be held responsible for making the necessary changes in a timely fashion.

3.09. Precedents

As the community grows and evolves, so does this set of Property Development Guidelines. This edition of the Property Development Guidelines applies to works proposed after the adoption of this document. It is recognized that there may be instances in the community where existing works (under prior approvals) may not comply with this edition of the Property Development Guidelines. These works shall not be used as precedent for future non-compliance with these Property Development Guidelines.

4. Submittal Requirements

4.01. *Timely Manner*

Drawings and other materials submitted for review and approval shall be submitted in a timely manner. Owners should assume a minimum of two to three weeks for a response (approval, approval with conditions or non-approval) to their submitted materials.

4.02. *Appropriate Detail and Standards*

Submitted materials shall be appropriately detailed according to the phase of design. Drawings and sketches may be submitted in a scale of ¼ inch to 1 foot in accordance with RDCK preferred requirements or the metric equivalent. Drawings and submittals that are ambiguous, inaccurate, un-dimensioned or incomplete will not be accepted for review.

4.03. *Phase 1 – Project Start*

Owners will be provided an orientation to all aspects of the Property Development Guidelines and the Development Review/Adherence Process, including the Property Development Approvals Adherence Checklists that will be used to formally record their project's progress throughout the four phases.

For the Preliminary Building Design Review/Adherence Process, the following documents are required:

- i. A survey of the lot, prepared by a licensed British Columbia Land Surveyor (BCLS), that shows major topography within a 5 m. radius around your proposed building envelope and all other pertinent survey information,
- ii. Photographs of the site, views and adjacent lots,
- iii. A Preliminary Site Plan showing the Building Envelope (BE) as defined in section 5.02, proposed structures, their floor elevations, pathways, decks, driveways, parking areas and retaining walls,
- iv. Preliminary Exterior Elevations,
- v. Preliminary Exterior Finishes, Colours, and Placement on the building(s),
- vi. A Drainage Plan showing proper drainage control required to minimize erosion and negative impacts to the land,
- vii. Three-Dimensional Perspective Drawings are strongly encouraged,
- viii. A Diagrammatic Site Analysis that describes the site's environmental elements (such as sun, light, wind and water), close and distant views, influences of

adjacent properties and buildings, landform and vegetation, is recommended.

4.04. Phase 2 – Design

- A. For the Detailed Building Design Review/Adherence Process, the following documents are required:
 - i. A Detailed Site Plan showing Building Envelope (BE), proposed final structures, pathways, decks, driveways, parking areas, retaining walls, proposed grading, septic and site servicing,
 - ii. Exterior Elevation Drawings that fully describe the form of the building,
 - iii. Detailed Exterior Finishes, Colour samples of finishes showing all selected colours and clearly indicating Placement on the building(s),
 - iv. At least two Building Section Drawings: One from the front of the building and one from the side,
 - v. A Drainage Plan showing proper drainage control required to minimize erosion and negative impacts to the land,
 - vi. Utility approval documentation from the on-site utility,
 - vii. Three-Dimensional Perspective Drawings are strongly encouraged.
- B. For the Preliminary Landscape Design Review/Adherence Process, the following document is required:
 - i. A Preliminary Landscaping Plan, showing proposed pathways, decks, retaining walls, fences and accessory structures (e.g., pergolas, fire pits, gazebos). No invasive BC plant species are allowed.
Please reference Invasive Species Council of BC website: <http://bcinvasives.ca/invasive-species/about/regulated-invasive-species-in-bc/list-of-regulated-invasive-plants-in-bc>. Fruit trees, berry bushes and other foliage, which are particularly attractive to bears, are not permitted.

4.05. Phase 3 – Construction

- A. Pre-Excavation Site Review/Approvals:
 - i. Markings for the planned building and excavation are properly situated as compared to the detailed site plan,
 - ii. Count of large trees (4 inches in diameter, measured 18 inches above native ground) outside the approved building envelope removed for construction purposes; mitigation of these trees will be included in the detailed landscape plan,

- iii. Documented record of site visit including the date and approval to proceed if compliant with NES3578 approved Detailed Design and confirming the RDCK building permit is posted at the site,
- iv. Documented variances that impact approval to proceed - the owner or representative will be advised in writing of the requirement to rectify the variance before proceeding further,
- v. Photographs will be taken to document the progress.

B. Post-Excavation Site Reviews/Approvals:

- i. Site visits conducted 3, 6 and 9 months after the Pre-Excavation site visit as point checks to ensure building construction is proceeding to the approved detailed building design,
- ii. Documented record of site visits, including the date and approval to proceed if compliant with NES3578 approved Detailed Design,
- iii. Documented variances that impact approval to proceed - the owner or representative will be advised, in writing, of the requirement to rectify the variance before proceeding further,
- iv. Photographs may be taken to document the progress.

C. Building Completed Works Review/Approvals:

- i. Owner or representative to inform the Property Development Approvals Committee upon completing Building Works,
- ii. Documented record of site visit including the date and approval of Building Completed Works, assuming the following are in accordance with the approved detailed building design,
- iii. Exterior Elevations,
- iv. Exterior Finishes, Colors and Placement,
- v. Building Sections,
- vi. Photographs will be taken of the final result.

4.06. Phase 4 – Landscaping

A. Detailed Landscape Plan Review/Approvals:

- i. The document required is a Detailed Landscaping Plan showing: pathways, decks, retaining walls, fences and accessory structures (e.g. pergolas, fire pits, gazebos),
- ii. Final grading 3 to 5 meters from the building's exterior borders,

- iii. Mitigation of large trees (4 inches in diameter, measured 18 inches above native ground) that were removed from outside the approved building envelope for construction purposes, 5.03
 - iv. How elements from Sections 5.08, 5.09 and 5.11 have been used as part of the detailed plan,
 - v. No invasive BC plant species are allowed. Please reference the Invasive Species Council of BC website: <http://bcinvasives.ca/invasive-species/about/regulated-invasive-species-in-bc/list-of-regulated-invasive-plants-in-bc>; fruit trees, berry bushes and other foliage, which are particularly attractive to bears, are not permitted.
- B. Periodic Site Reviews/Approvals:
- i. Two site visits to ensure the landscape construction is proceeding according to the approved Detailed Landscape Design,
 - ii. Documented date of visit(s), and approvals to proceed,
 - iii. Documented variances that impact approval to proceed - the owner or representative will be advised, in writing, of the requirement to rectify the variance before proceeding further,
 - v. Photographs may be taken to document the progress.
- C. Landscaping Completed Works Review/Approvals:
- i. Owner or representative to inform Property Development Approvals Committee upon completing landscaping works,
 - ii. Documented record of site visit including the date and approval of Landscaping Completed Works, assuming accordance with the approved Detailed Landscape Design,
 - iii. Photographs will be taken of the final project.

5. Site and Landscape Design Guidelines

5.01. Building Envelope Zone (BEZ)

The BEZ is the area within a lot where the Building Envelope (BE) may be located. The BEZ lies within roadway and inter-lot setbacks, as well as portions of the lot with slopes less than 30%.

5.02. The Building Envelope (BE)

The BE is the area in which the placement of the principal residence, including decks, are restricted to. Garages, parking areas, garden sheds may be built outside of the designated BE and shall not encroach on any setback as noted here within. The size and location of the BE within the lot shall adhere to the following:

- 1) Must not encroach a 5 m setback on the boundary between adjacent lots,
- 2) Must not encroach a 4.5 m setback from a lot line that is adjacent to a public or strata roadway,
- 3) Must not occupy more than 20% or 450 sq m of the lot, whichever is less,
- 4) For Lot 6, the requirements of item 2 above shall apply to the lot lines adjacent to the public roadway.

When determining the location of a building on its site, Owners should also refer to the guidelines pertaining to Building-to-Building Relationships (6.01) in this document as a guide to the optimal placement of the principal residence to respect the privacy of neighbours. Owners may apply for a variance of the BE, which may be approved at the sole discretion of the NES3578. NES3578 will respond to the owner in writing of their decision.

5.03 The Natural Area (NA):

The "Natural Area" of your lot is outside the NES3578 approved Building Envelope (BE) to the property line. It must be treated as stipulated below. PLEASE NOTE THAT ALL PLANNING AND MAINTENANCE OF THE NA SHOULD INCORPORATE REGIONAL "FIRE SMART" GUIDELINES AND RECOMMENDATIONS, WHERE POSSIBLE.

- i. With regards to disturbances to the NA, the principle of 'No Net Loss' of trees and vegetation will apply, while adhering to FireSmart BC guidelines for the zone 1.5 to 10 meters from the primary residence and the zone 10 to 30 meters from the primary residence. Items 5.03(vi) and 5.08 of the Guidelines will take precedence over FireSmart guidelines
https://www2.gov.bc.ca/assets/gov/public-safety-and-emergency-services/wildfire-status/prevention/prevention-home-community/bcws_homeowner_firesmart_manual.pdf,
- ii. Owners may remove trees in the NA that are less than 4 inches in diameter, measured at 18 inches above native ground without approvals while adhering with FireSmart BC guidelines for zones 1.5 to 30 meters from the primary residence. Approval to cut down larger trees in the NA will only be granted where it is necessary to provide an access road, space for building

- construction, parking area, site services, and sanitary installations. Once the building is finished, the Owner may request to selectively cut trees in the NA to have a view and maintain this view through regular pruning,
- iii. Mitigation of large trees (defined as any tree with a diameter exceeding 4 inches when measured 18 inches above native ground), that were removed from outside the approved building envelope for construction purposes. Factors in this decision will include whether an abundance of self-seeded trees already exist around the spot where the tree was removed; removal of the tree has created privacy concerns between neighbours; replacement tree(s) are dying or dead and a smaller tree has been planted to replace it if none existed on the spot,
 - iv. Dead or dangerous trees should be taken down in a manner that creates the least amount of disturbance,
 - v. Screening vegetation in the NA may be removed at the Owner's discretion, however, must be replaced with equivalent screening vegetation and the NES3578 may request mitigation on any vegetation removal,
 - vi. It is particularly important to maintain trees and foliage between homes,
 - vii. All of the trees (defined in iii) and vegetation to be removed from the NA shall form part of the Landscape Plan submitted for review and approval. The rehabilitation of the NA per these Guidelines must also be clearly indicated in the Landscape Plan,
 - viii. Sensitively placed decks, planting, landscaping, retaining walls accented with natural stone native to the area and other garden improvements within the NA are allowed if these Improvements are in the spirit of the Vision.

5.04. Topography and Steep Slopes

Building form should relate to the existing terrain and follow the natural topography of the site. Grading should be minimized, and Owners should avoid displacing large quantities of earth to build their homes and driveways. Steep slopes (30% incline or more) must not be cleared of vegetation. In cases where grading is deemed necessary, vegetation cover must be restored immediately upon completion of construction or during the first period suitable for planting and seeding.

5.05. Driveways and Parking Areas

Parking area applications for parking outside the prescribed BE will be reviewed by NES3578. On steeply sloped and heavily vegetated sites, driveways and parking areas must be resolved early in the design process and require approval prior to the start of any construction on site. On challenging sites, a well resolved access and parking area are critical to the overall success of a project and the community at large. In all instances,

the house, driveway and parking areas should be located to minimize the impact to existing vegetation and natural grades on site.

5.06. Modifications to Common Property

The Strata Act requires any Common Property modifications to be approved by Special Resolution (75%). The unused portion of the road right-of-way can be used for the exclusive benefit of the adjacent lot, but such use may not interfere with the road and utilities. Use of the unused road right-of-way does not require approval through Special Resolution, so long as it can be demonstrated (with a Site Plan and in a site meeting) that there will be no interference to the existing road or utilities. The intent of this Guideline is to minimize site disturbance by allowing easier access and parking for sites where grades pose significant challenges.

5.07. Damage to Common Property

Financial bonding may be required as surety against any damage to the common property during home construction.

5.08. Views and Privacy

Significant efforts should be made to conceal views into the private spaces of a home from the road. Owners shall respect their neighbours' privacy, and enhance their own, by carefully designing the views into and out of their homes. Owners shall consider any negative impact their project may have on current and future neighbours by limiting intrusive elements that might impact views from neighbouring properties. Factors that impact views and privacy include: trees and screening foliage, the location and size of a home on its site, the placement of parking areas and driveways, floor elevations as compared to roads and neighbouring homes, window placement and size, sensitively designed decks and other outdoor areas for gathering.

5.09. Plants and Landscaping

It is strongly recommended that Owners engage the services of a qualified professional for their landscape design. The intent is that new landscaping looks natural and not suburban. Extensive grassy lawn, where it does not naturally occur, should be avoided. Property boundaries should not be emphasized and symmetrical plantings, such as hedges, are discouraged. Landscaping and new plants should help to connect the home to its site, without great contrast to the existing character of the surrounding vegetation.

5.10. Landscape Element

Landscape elements include fences, retaining walls, patios, surface paving, guardrails, site stairs, and the like. These should be considered in the overall design of a project and will be approved according to the Property Development Guidelines.

- i. **Retaining Walls:** Retaining walls are to be designed and finished using natural stone native to the area. Retaining walls must be no greater than 1.5 metres in height,
- ii. **Fences:** Fences along property lines are generally discouraged as they contribute to a suburban aesthetic that is not consistent with The Vision. However, fences are often required for privacy, views and deer control. Where visible from neighbouring lots, common property or public road, fences must be constructed of either wood or stone. Fences must be no greater than 2 meters high and must be approved as part of the Landscape Plan. Where concealed from view, fences may be made from other, unobtrusive materials and may be built to a reasonable height for deer control.

5.11. Sewer Systems

Each owner is responsible to purchase and install tank, pumps and controls for the community sewer system as approved by the onsite utility.

6. Building Design Guidelines

6.01. Building-to-Building Relationships

As The Uplands at Procter Point grows and the density of homes increases, Building-to-Building relationships become increasingly important. Consideration shall be given to these relationships that are created between any new homes and existing neighbouring structures. This is particularly important when considering the size and location of your home within the prescribed BE. Is the Building-to-Building relationship between your new home and your neighbour's home consistent with The Vision. If the answer is "no", an alternate design or location of the home should be investigated. Owners should make every effort to consult existing neighbours and officials of the NES3578 concerning their building intentions prior to commencing their Building Design plans.

6.02. Building Size

NES3578 has no minimum requirement for building size. Maximum building size is site specific (5.02). The Lot Plan may specify the maximum footprint allowed for the home.

6.03. Permitted Building Height

Three stories inclusive of walkout basement level is permitted; two story maximum if no walk-out basement level is planned. While there is not a prescribed height maximum (in feet and inches), the actual height of the home will be considered in the context of other Guidelines herein (i.e., views of the home, building-to-building relationships, response to the site's topography, privacy, etc.).

6.04. Exterior Materials

When viewed from the lake or the forest, homes should blend in with nature. To achieve this, building materials should complement the native foliage, rocks and surroundings. NES3578 strongly supports Fire Smart guidelines and encourages the use of fireproof materials such as cement, fiber cement (e.g., Hardiplank), flame retardant wood surfaces, brick, stone, stucco and metal siding. Imitation stone or brick is permitted when used as an accent to other exterior material. Owners may propose creative solutions that meet the intent of the Guidelines while allowing for some individual expression of materials. If a suitable application of the Property Development Guidelines cannot be agreed between the Owner and NES3578, requests for alternative design options can be requested from an independent expert consultant.

6.05. Exterior Colours

When viewed from the lake or the forest, homes should blend in with nature. To achieve this, building colours shall be inspired by the native foliage, rocks and surroundings. Colours should be subdued and not bright or saturated. Owners may propose creative solutions that meet the intent of the Guidelines while allowing for some individual expression of materials. If a suitable common interpretation of the Property Development Guidelines cannot be found between the Owner and NES3578, requests for alternative design options can be obtained from an independent expert consultant.

6.06. Roofs

NES3578 strongly supports Fire Smart guidelines and encourages building sloped roofs using fireproof materials such as rubber shakes, fiber-cement tile, neutral coloured metal, asphalt shingles, slate or other cut stone. On sloped sites where the topography permits views of the roof surface, the roof shall be considered as a 'facade' of the home and

should be designed accordingly. If the roof surface in view is flat, it must have a dark appearance. In selecting the shape of the roof, it is important that your designer consider the building-to-building relationships of adjacent structures. Tesla solar tiles and other solar products placed on roofing are permitted.

6.07. *Windows*

Window frames materials shall be wood, aluminum, fiberglass, complementary coloured vinyl or a combination of these products. Windows should be located to provide views of the natural surroundings, yet restrict views toward neighbouring buildings. See Section 5.08, Views and Privacy.

6.08. *Accessory Structures*

All accessory buildings of more than 100 square feet shall comply with these Property Development Guidelines. The materials, colours and general massing of accessory buildings shall be consistent with the materials, colours and general massing of the primary home. Accessory structures will be reviewed and approved by NES3578 and may include:

- i. Guest Houses: Guest Houses are to be less than 500 square feet,
- ii. Garages: Wherever possible, garages should not dominate the view of the home or site, as they typically do in suburban developments. Garages should accommodate no more than two vehicles. Extra size to accommodate shop or hobby activities is permitted. Combined, maximum garage size should not exceed 580 square feet (internal),
- iii. Garden and Storage Sheds: shall be concealed from view and be no larger than 100 square feet.

6.09. *Equipment*

- i. Antennae: No antennae are permitted; however, satellite dishes may be used but must not be greater than 24 inches in diameter,
- ii. Mechanical and Electrical Equipment: Any mechanical and electrical equipment exterior to the home shall be screened from view, consistent with the materials, colours and general massing of the primary home.

7. Sustainable Design Guidelines

7.01. Sustainable Design Practices

NES3578 strongly encourages Owners to incorporate sustainable practices in the property development. Sustainable practices include but are not limited to:

- i. Energy efficient building design, materials, appliances, and heating systems,
- ii. Water saving appliances,
- iii. Geothermal heating / cooling systems,
- iv. Eco-certified building materials,
- v. Using local supplied products and labor sources,
- vi. Rainwater collection and irrigation systems,
- vii. Solar powered systems,
- viii. Household recycling centers.

7.02. Sustainable Design Resources and Certification Programs

There are many certification programs that can provide an Owner and their Architect with a framework for their sustainable design strategies. NES3578 strongly encourages Owners and their Architects to explore the sustainable design strategies detailed in: LEED for Homes, Built Green, Energy Star, R-2000, Passive House and the Living Building Challenge.