

EXHIBIT "C"
DESIGN GUIDELINES



Sunstone

— P E M B E R T O N —

PHASE 2A

Design and Building Guidelines

Overall Purpose

Sunstone Pemberton is located on a forested south facing hillside directly opposite Mount Currie overlooking the Pemberton Valley and the proposed new recreation site and sports field.

The purpose of the Design and Building Guidelines setout herein (the "**Guidelines**") is to ensure a suitable caliber of design and construction. Its objective is to create a sense of pride within the community and to enhance the property values for future years.

It is the intent of this document to ensure that submissions demonstrate a quality approach to design taking into consideration the physical characteristics of the area. This document endeavours to promote excellence, creativity, and originality in single-family home design in a rural hillside subdivision.

Although many of the following items are subjective, it is not our intent to impose a certain design but rather to ensure that the following are taken into consideration during the design:

- Context & Location.
 - Is the design appropriate for its location and setting and how does it impact the natural setting?
- Scale.
 - Is the proposed building mass & architectural detailing correctly scaled for its specific lot?
- Neighbouring properties.
 - Will the proposed design compliment neighbouring properties or will it have any significant negative impacts?
- Street and public thoroughfares.
 - Does the design positively fit with the street frontage?
- Energy and resource conservation.
 - What features does the design provide to promote energy conservation and efficiency?
- Built quality.
 - Does the design of the exterior and the choice of materials demonstrate a sense of quality and longevity?

Limitations

These Guidelines are in addition to the governing Zoning and Building Bylaws and the Statutory Building Scheme applicable to the development. If these Guidelines conflict with the minimum requirements of any applicable national, provincial, municipal statutes, bylaws, orders or regulations then this document is to be considered superseded.

Building Design Review Process

Each owner will be supplied with a copy of these Guidelines along with his or her closing documents. These Guidelines supplement the Statutory Building Scheme registered against title to on each lot. Owners must submit for approval all designs (in digital format) for any building or structures (including pools and ancillary structures) to be constructed or installed on the property in the form and with all required details as set out in these Guidelines and as further required by the Design Review Professional (the "**DRP**"). Owners may not apply for a building permit from the Village of Pemberton without the prior written approval from the DRP. The DRP will be appointed from time to time by Sunstone Ridge Developments Ltd. (the

"Developer"). A deposit of \$5,000, or an amount otherwise determined by the DRP, will be required with the submission of a design for review, which deposit will be refundable after substantial completion is achieved and all landscaping on the property has been completed.

The owner will take full responsibility to ensure the correct procedure is followed and will be responsible for failure to comply.

The building design review process is as follows:

1. **Preliminary Submission** - A preliminary design submission to the DRP. PDF format (1/8"=1'-0"/1:100) conceptual designs and ideas including a Site Plan, Floor Plans (all) and sample elevation for a preliminary review by the DRP.
2. **Complete Submission** - a complete design submission to the DRP in PDF format scaled 1/8"=1'-0"/1:100 minimum including but not limited to:

- a. Site Plan

An accurate site plan based on a legal and site survey base plan, showing all lot dimensions, all proposed structures, existing and proposed contours and grades, engineering services, parking areas and required parking spaces, retaining walls, hard landscaping surfaces, existing trees. To be retained or removed, proposed tree locations, planting areas and fencing.

- b. Design Documents

A complete architectural design to a developed design level (ie: to Building Permit Application level). Including, without limitation, floor plans, all elevations, sections (one long and one cross section showing building and site). Show all horizontal and vertical OA dimensions including height above grade. Provide data tables including site and building areas, and height calculations. All exterior materials must be labeled and rendered in accurate colours and or texture.

- c. Two modelled perspective images (street front and one other significant view) that will accurately depict the building and site appearance including materials to be used.
- d. Colour & outline specification of finishes, including material samples of all significant finishes.
- e. A landscape plan (by a qualified professional) for the front and side yard where it abuts the road to a scale of 1:96 (1:100) indicating all the site plan elements, hard landscaping surface and materials, proposed trees including size and species, existing trees to remain including protection measures, planting areas with a conceptual planting palette of intended species.
- f. A preliminary energy model will be required at final design review submission.
- g. Payment of preliminary and complete submission is covered in the lot purchase price.
- g. All submissions shall be in a PDF format and shall be e-mailed to the Sunstone Representative: info@sunstonepemberton.ca.
- i. Any re-submission for any reason to meet the intent and the requirements of this guideline will be charged to the applicant at an additional \$250, plus \$140/hour to cover professional review fees.

- ii. One field review by the DRP of the completed building and landscape installation for compliance with the approved submission and the Guidelines. All works must be completed within 2 years from the date of a building permit issuance.

Architectural Considerations

Sustainable Design Guidelines

All dwellings must meet a high standard of Green Design & Building. References include; Green Building Council of Canada, <http://www.cagbc.org/cagbc> and Built Green, Platinum standard <http://www.builtgreen.net/>. What features each home uses to reach these targets will be left to the individual designer/owner. Energy modelling is recommended. All dwellings will be blower door tested and thermal imaged to substantiate their rating. Remediation must be carried out if testing does not meet minimum requirement before occupancy permit will be issued.

All homes and lots will be designed with due consideration to BC Fire Smart Guidelines.

Siting

Care should be taken when siting buildings and structures to minimize the impact on adjacent private and common lands. All buildings, structures and swimming pools must be located within setbacks as specified on the development plans. Buildings should be sited and designed to respect existing topography.

A Lot Development Plan will be provided with each lot to indicate the development setbacks/building envelope as well some may include a maximum main floor or roof elevation. The required setbacks within the Lot Development Plan may exceed the bylaw requirements. In particular, certain lots will require side-yard setbacks of 3.0 m, as set out in the applicable covenant.

Form & Character

Building mass, form and scale must respond to the natural characteristics of the individual site and larger context. Design strategies to reduce height are very important to make sure neighbours' views are not obstructed and their privacy is respected. Generally, no section of exterior wall should be higher than 2 stories unless a strong case can be made for its inclusion. Exceptions may be made for topographically challenging lots or if the third story will not impact a neighbour sight line.

Inappropriate 'imported' or generic design styles will be rejected.

Where dwellings or structures are situated on corner lots, architectural form, detailing, and landscaping shall continue to that street side elevation.

Roof Design & Materials

All roofs are to appear fully integrated with the main structure of the building. Roof planes should be broken up in an effort to reduce the scale of the building. Simple roof forms may be used if they are consistent with the overall design of the building.

The use of long run metal roofing or bitumen shingles are acceptable. All other materials will be subject to approval from the DRP. Roof form materials and colours must compliment the overall house. Roof design must prevent snow shedding beyond the property.

Exterior Wall Finishes

Exterior finishes and details shall consider BC Firesmart Guidelines for combustibility and wildfire protection. Materials shall also be durable and appropriate to the local climate and rural hillside context.

Materials that are generally allowed

- Timberweatherboard
- Cementitious board or shingle
- Cementitious paneling
- Architectural concrete
- Preformed and expanded metals and meshes
- Stone or cultured stone
- Stained or painted plywood
- Concrete masonry
- Preformed metal cladding
- Wood siding (limited combustible cladding)
- Wood shingles (treated)

Materials that are strictly not allowed

- Manufactured vinyl or aluminum siding for siding or soffits
- Traditional brick
- Ceramic tile
- Asphalt or bituminous siding

This list is not exhaustive, other materials will be considered on a case-by-case basis.

Colours

The use of 'earthy' & 'natural' colour schemes that are sympathetic to the context are encouraged, while stronger accent colours may be acceptable. The approving DRP reserves the right to reject colour schemes it deems to be inappropriate.

Windows & Doors

Windows and doors should complement the form and colour scheme of the building.

Garages & Carports

Garages, carports and accessory buildings shall compliment the main residence. Garages should be sited as a subordinate element to the front entry to the dwelling. The intent is to minimize the visual impact of these structures from the street and reduce their overall mass.

Antennas, Satellite, Solar and Mechanical Equipment

Antennas and satellite receiving dishes may not be located anywhere on the building or lot that is easily visible to neighbours or general public. Solar panels must be integrated with the design or located where they do not impact the views of other properties. Solar panels may not exceed Maximum Roof Elevations (where those apply). Mechanical equipment and Solar Panels must be 2.0 m or greater from a property boundary and shall be screened from view and shielded to minimize noise transfer to offsite.

Site Works

Fire Mitigation and Site Clearing

Lots have been partially cleared by the Developer to give access and an approximated building site. Further clearing will be allowed after a complete submission has been approved by the DRP. All buildings and lots

will be designed with due consideration to BC Fire Smart Guidelines, balanced with a desire to retain the natural site conditions, where appropriate.

Site & landscape design should consider:

- No fuels (highly flammable plants) within 2.0 m of the building face
- Reduced fuel loads (dead or highly flammable plants) throughout the lot
- Clear-cutting a lot is prohibited
- Retention and re-establishment of healthy native vegetation outside the building setbacks to maintain or establish privacy between lots

Driveways & Parking

Driveway access is allowed only on the frontage as indicated on the issued Lot Development Plan. Only one driveway access is permitted per lot. Asphalt, concrete, interlocking pavers will be acceptable. Permeable unit paved surfaces will be encouraged. Driveways shall not exceed 7.0 m in width until they abut designated parking spaces. Exterior parking spaces may not exceed 3 spaces and should not be visible from the common street. All parking within 5.0 m of a property line must have a 1.5 m high landscape screening, be set back a minimum of 1.5 m from a side lot and 3.0 m from a front or rear lot boundary.

Grading & Site Drainage

Finished grades shall be in accordance with the overall development grading, drainage and road plans per the overall development civil works. Individual lot grading plans are to be prepared by an appropriate professional and are subject to review by the DRP and the Village of Pemberton.

Grading requirements that result from development on each lot shall be designed to blend into the natural landscape. The slope of cut and fill banks must avoid erosion and promote re-vegetation opportunities but in all cases must be limited to a maximum of 1v:2h cut and fill slopes.

A balance of cut and fill should be attempted, such that the lowest level of a building sits as close to existing grade as possible.

New construction and re-grading within a lot must not interrupt the subdivision drainage patterns or cause point sources discharge of water onto adjacent lots.

Generally, lot drainage shall be confined to streets, drainage swales and easements as per the overall development civil works. Positive drainage must be achieved away from all buildings. Infiltration and detainment of all surfaces and roof run-off are encouraged.

Retaining Walls

Retaining wall materials shall be stacked rock, geotechnical planted systems or architectural concrete. Walls must be setback from property boundaries by retaining walls which may not exceed 1.8 m in height. Retaining, not directly connected to a building and greater than 1.8 m must be stepped to achieve a maximum angle of 45 degree. Retained terraces must be planted to minimize wall heights. Notwithstanding the language set out in this section, certain lots will require retaining walls up to 3.0 m in height, as indicated by the developer. All retaining walls must conform to the Village of Pemberton bylaw 867 2019.

Landscaping

The neighbourhood is located in a natural ecologically rich setting. It is intended that designs and installations promote a naturalized and ecologically sustainable landscape. Contemporary and modern landscaping close to the dwelling are acceptable but should blend with the natural landscape away from the built structures.

The use of native tree and shrub species is encouraged to blend with the surrounding landscape. The existing native vegetation at the site is primarily a mixed coniferous & deciduous forest. Non-native plants may be used as accents or where they are proven to be more appropriate to a development site.

Plant selection must consider the local micro-climate and to minimize watering requirements while taking into consideration BC Fire Smart Guidelines.

Fences and Screening

Fences are generally discouraged. Privacy screening is better achieved through the use of planting. Fences or built privacy screens may be located in backyards only where the need for privacy or security can be demonstrated (e.g., swimming pools security requirements). Rear yard fences where they might abut a road are prohibited, unless set back 3.0 m and screened with plantings. Fences must be built of material that complement the building scheme. Vinyl fences are prohibited, however, vinyl covered chain link if screened with plantings is permitted. No portion of a fence shall be higher than 1.8 m above adjacent grades. Long runs of uninterrupted fencing should be avoided by offsets and or planted screening.

Services

Services provided

The Developer shall provide the following services to the lot frontage only: hydro, water, sanitary, cable and telephone service. It shall be the owner's responsibility and expense to extend the above services from the lot frontage or easement to the required locations.

Construction start

There is no restriction on the date to start building after the Applicant has obtained a building permit from the Village of Pemberton. The lot and building site must be well maintained until such time that building activity commences and not used for the storage of any equipment or material prior to construction.

Time to construct

The Applicant must complete construction ready for occupancy (as signed off by DRP and the Building Inspector) within 24 months of building permit issue.