



tobiano

THE LATITUDE
DESIGN GUIDELINES

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EKISTICS



Sotheby's
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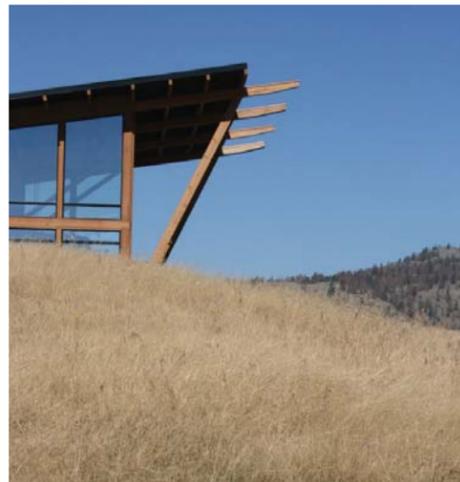
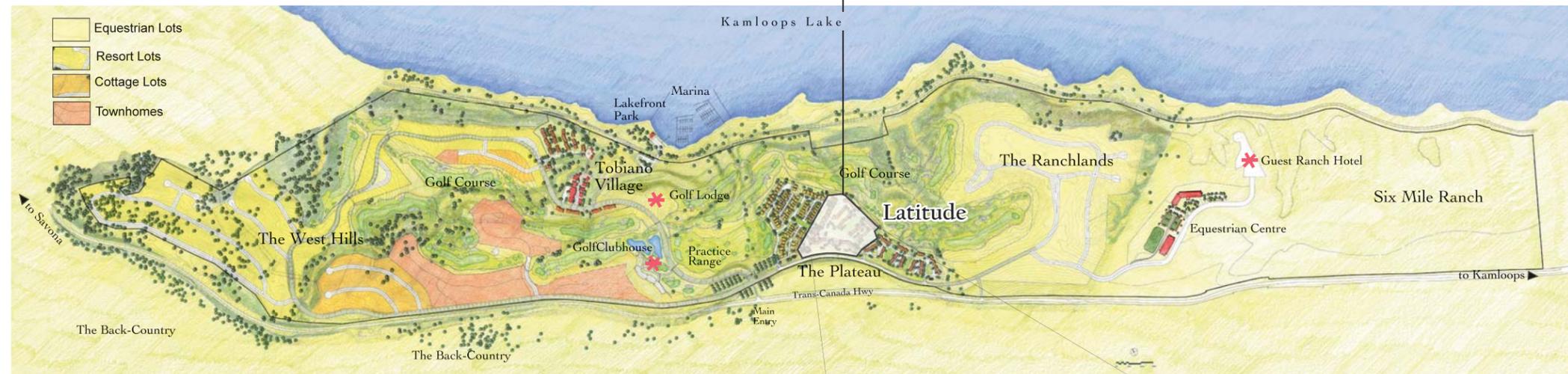


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Latitude at *Tobiano*



THE TOBIANO MASTER PLAN

A Master Plan has been developed for *Tobiano* that embodies the objectives and principles outlined in the Cherry Creek - Savona Official Community Plan (TNRD Bylaw No. 1447). Refer to Figure 3 - The *Tobiano* Master Plan.

The *Tobiano* resort is based around the following core components:

- A Thomas McBroom-designed, 18-hole championship golf course and training academy;
- The *Tobiano* 615 lake-view residential lots including Equestrian Lots (approx. 1/4 to 1/2 acre), resort lots with generous frontage and Cottage Lots with more limited frontage and 499 multifamily residential units on nine development sites;
- A Village Centre with potential for 40,000 sq. ft. of retail / commercial development;
- Three distinct hotel sites with up to 450 rooms of accommodation;
- A 100-slip full service marina capitalizing on the project's unique lake access;
- An equestrian centre complimenting the existing 200-head cattle ranch and extensive 17,000 acre backcountry topography; and,
- An expansive open space network to accommodate habitat conservation and outdoor recreation, including fly-fishing, hiking, horseback riding, mountain-biking and bird watching activities.

**for illustrative purposes only*



1

resort vision

Tobiano is designed to be a world-class golf resort community thoughtfully set within the spectacular landscape of Kamloops Lake. The resort master plan has been crafted in order to be in keeping with the rural character of the Thompson-Okanagan region.

Inspired by the region's semiarid desert climate, panoramic vistas, canyon-cut plateaus, rolling sagebrush hills and ponderosa pine forests, *Tobiano* has been structured according to three cornerstone concepts:



- ***In Harmony With Nature*** - The resort aspires to be in visual harmony with its natural environment, in its colours, materials, and forms.
- ***A Sense of Place*** - The resort strives to establish a strong sense of community and belonging through capturing essential experiences of resort lifestyle.
- ***Distinctive Character*** - The community will be differentiated from conventional suburban developments through creating a 'look and feel' that is vibrant, memorable, and unmistakably *Tobiano*.

1.1 RESORT CONTEXT

Set within 1,000 acres of the 18,000 acre Six Mile Ranch, *Tobiano* is characterized by a landscape of open, rolling benchlands overlooking Kamloops Lake. Meandering gullies carve through the elevated benchlands, linking the various terraces with the lake shore. With unique hoodoo rock formations standing as sentries at the western edge and copper deposits of the northern shore mountains accentuating the red hues at sunset, *Tobiano* is singular. Such a spectacular setting serves as the natural “backyard” for residents and visitors of *Tobiano* to discover, explore and enjoy.

With direct access to the Trans-Canada Highway, *Tobiano* is less than an hour’s drive to Sun Peaks Ski Resort, with easy access to the amenities of both Vancouver and Whistler.

1.2 DESIGN PRINCIPLES

In order to achieve the cornerstone concepts of the *Tobiano* Vision, the following set of key principles are meant to guide the design and development at the resort:

- **Neighbourhood Identity** *Tobiano* will have a series of differentiated neighbourhoods each with its own character;
- **Community Spaces** *Tobiano* will provide places where residents can meet, socialize, and recreate. The neighbourhoods will surround a community village with a ‘main street’ featuring shops and services;
- **Diversity of Housing** *Tobiano* will offer a range of housing types and choices appealing to a broad range of residents and visitors;
- **Distinctive Character** Buildings at *Tobiano* will set a standard of distinctive architecture with a unique character reflecting the natural setting;
- **Variety of Interest** Buildings within *Tobiano* will exhibit a diverse range of

expressions within a contemporary palette of forms, materials, and colours;

- **Maximizing Views & Sunlight** Buildings at *Tobiano* will be designed to capitalize on the spectacular views of the lake, surrounding hills, valleys, and golf course, as well as sited to maximize sun exposure; and,
- **Relationship to the Environment** Materials and colours at *Tobiano* will generally blend into the natural landscape of earth tones and grassland vegetation. A predominance of stone and wood materials will be utilized in buildings and landscape features at *Tobiano*.

1.3 PURPOSE & APPLICABILITY

The purpose of the Design Guidelines is to ensure a sense of design continuity with *Tobiano*. Such continuity enhances land values, provides a visually appealing living environment and encourages design creativity within a consistent framework. Furthermore, the Design Guidelines have been prepared to ensure the balanced protection of both the unparalleled natural setting and the inspired design aesthetic of *Tobiano*.

The following Guidelines for Site Development, Architectural Design, Landscape Design, the Design Review Process, and Construction are intended to function as a set of minimum standards, established in response to the climate, terrain, and landscape of the Kamloops Lake region. They aim to provide direction in the planning, design and construction of all site improvements and ensure compatibility with the surrounding natural environment, while keeping with the regional character and planning vision of *Tobiano*. The Design Guidelines apply to all Improvements and/or alterations of existing Improvements within *Tobiano*.

The Developer shall establish a Design Review Committee (DRC), whose purpose is two-fold: to ensure the ongoing relevance and applicability of the Development Guidelines through revision and amendment as deemed necessary; and to review all proposed Homes and Improvements as a means to ensure compliance with the intent of the Design Guidelines as outlined above.



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site development guidelines

The development of the Development Site must be in keeping with the following site development objectives at *Tobiano*:

- Maintain a high standard of design excellence in all Improvements;
- Preserve, protect and enhance existing natural features, including views;
- Create outdoor spaces that are natural extensions of the indoors, taking advantage of both the climate and views; and,
- Use plants, landscape structures and architectural details that respect the local context and natural character.



2.1 HOME-SITING

Homesites should be located to maximize views to the golf course, Kamloops Lake, and other significant landscape features while maintaining internal views as part of the neighborhood character.

Natural terrain features such as slopes, ridges and ravines will be carefully considered and, if practical, integrated into the site Improvements. Location of Homesites should respond to transitions in grade by following the contours in incremental steps.

For guidelines on building setbacks, maximum roof elevations and preservation of view planes/corridors, refer to Section 3, “Architectural Design Guidelines.”



2.2 ENVIRONMENTAL MANAGEMENT AREA

Environmental Management Areas may be established by the DRC as a mechanism to protect areas such as visually-sensitive areas adjacent to the golf course, and/or any other areas designated by the DRC as having high value, sensitivity and/or significance. A legally defined boundary line may be registered on the property title in the form of a covenant. Improvements within the Environmental Management Area will require written approval from the DRC. Refer to Appendix S.4, "Setbacks and Management Areas," and Appendix S.5, "Golf-View Setbacks" for further specifications.

In the case of DRC-approved Improvements within the Environmental Management Area, additional effort shall be made to limit the extent of construction as well as adjacent disturbed areas shall be remediated as per specifications found in Section 4, "Landscape Design Guidelines."

2.3 EASEMENTS AND RIGHTS OF WAYS

Easements, Restrictive Covenants, Statutory Rights of Ways and other encumbrances on the Development Site are described in the Disclosure Statement and approval from the DRC may be required for Improvements near these encumbrances.

2.4 SITE DRAINAGE

The following surface water management principles have been identified for the Development Site:

- Capture water as close to where it falls as is practical;
- Avoid creating concentrated runoff and subsequent erosion and sediment transportation; and,
- Avoid directing stormwater runoff towards the Building Envelope.

Strategies for the Development Site drainage system design, representing best management practices for handling stormwater, will enable Owners to develop their Development Site in keeping with the above stated surface water management principles. Natural drainage patterns shall be preserved, where feasible,

and mitigation of impervious coverage shall be incorporated into site development as a means to protect existing hydrological function.

Development Sites along bluffs and ravine edges shall take special precautions to manage surface runoff and prevent erosion and will generally direct site drainage away from bluff edges towards roadways and other less erosion-sensitive areas.

Design considerations for stormwater management within the Development Area may include utilization of yards for micro-depressional storage and infiltration. Development Sites shall not divert stormwater to adjacent properties, except as provided in the designated storm outfall areas.

2.5 SITE GRADING

As a means to preserve the natural character of *Tobiano*, site grading should mimic the variation and irregularity in the surrounding hillsides. Extensive grading, cutting and/or filling the Development Site or alteration of grades in excess of 1.5 meters shall be limited where possible. In particular, circumstances where exceeding the 1.5m limit is required, (eg. parkade structures) DRC approval shall be required.

Development Sites shall be graded so that water drains away from building or structure footings. The use of catch basins, water retention ponds and site drainage piping may be required to control surface drainage as well as roof drainage. Strategies such as swales, vegetated facilities and water retention ponds that divert storm-water from the sewer system are encouraged. Accumulated drainage from driveways and adjacent grading shall be directed to catch basins; however, swales or water retention ponds may be used in conjunction with piped systems, provided that amended soils are used to promote plant health and storm-water infiltration strategies are used to remove harmful non-point source pollutants. The use of overflow piping may be required within the Development Site. The DRC must approve the storm-water management plan.

All discharge from swimming pool and hot-tub filter back wash systems or the draining of swimming pools and hot-tubs must follow Regional District regulations and additional specifications as per Section 2.12, "Swimming Pools & Hot-tubs."



2.6 GEOTECHNICAL CONDITIONS

The Owner shall be required to retain a BC licensed Geotechnical Engineer to examine, test and certify geotechnical conditions on the Development Site prior to undertaking any design or construction.

The Geotechnical Engineer will be required to certify that the building platform is suitable for building foundations at the time of building permit application.

2.7 STRATA STREET

The neighbourhood strata street provides vehicular and pedestrian access throughout the Development Site.

The street is to be delineated with a concrete curb and gutter or alternative to the approval of the DRC. Special landscape treatment should be applied at the entry to the Development Site through the use of ornamental tree or shrub species, signage, and/or wall treatments.

Additionally, designated areas adjacent to the neighbourhood strata street should provide sufficient area for snow storage during winter months.

2.8 PARKING

Each Home shall have designated parking spaces within the Development Site, for a minimum of 2 automobiles per unit, in an enclosed garage, unless otherwise approved by the DRC. Permanent resident vehicle parking shall be restricted to these areas.

Within the underground parking facility a minimum of one stall per unit shall accommodate SUV's with a Sport Box on top and shall have a minimum clearance of 260 cm (8.5 ft.).

A minimum of one (1) additional designated parking space for each two (2) units should be provided to accommodate guest parking. Final parking plan is subject to DRC approval.

No exterior storage of recreational vehicles, boats, trailers or similar equipment will be permitted.

2.9 DRIVEWAYS & UNDERGROUND GARAGE RAMPS

Driveways shall be a maximum of 6.0m (20.0 ft.) wide where they meet the strata street. They shall intersect the street in such a way as not to interfere with drainage in the street right-of-ways. The Owner may customize driveway patterns, subject to approval of the DRC. For driveways, integral-colour or stained concrete, textured integral-colour concrete, and/or masonry are preferred to smooth asphalt finishes. Where landscape pavers or similar parking surfaces are proposed, care must be taken to ensure the durability and appearance of those surfaces. Driveways will have a maximum allowable grade of fifteen percent (15%) within the Development Site. It is the Owner's responsibility to comply with Thompson-Nicola Regional District and Ministry of Transportation requirements for grades within the strata street right of way and emergency vehicle access.

The underground facility ramp should have a change in paving material in order to provide a clear delineation between road and parking garage. For delineation of paving types refer to Section 4.9, "Hardscape."

2.10 WALKWAYS

Public and private open space walkways will be developed to address pedestrian circulation needs of Latitude residents and visitors, as well as other residents of *Tobiano*. As a minimum, all private walkways must be at least 1.0m (3'-3" nominal) in width and all public walkways must be 1.2m (4' nominal) in width and universally accessible, where feasible. Throughout *Tobiano* the standard width for public walkways is 1.5m (5' nominal).

Walkways may be constructed of unit pavers, exposed aggregate, patterned concrete or poured in-place concrete and may incorporate brickwork or stone, either in the form of edge treatment, dividing lines, decorative panels, or as pads at the base of front steps. Alternatives to those listed must be approved by the DRC. All colours are also to be approved by the DRC.

2.11 AMENITY BUILDING

The amenity building shall be visually connected to the surrounding Homes and major landscape



elements. Located within the neighbourhood, it is meant to provide indoor and outdoor gathering spaces, a kitchen, a swimming pool, and washrooms. For architectural guidelines refer to Section 3.

Swimming pools are only permitted in conjunction with the Development Site's amenity building. In addition to a swimming pool and hot-tub, change rooms with showers must be provided within the amenity building. Swimming pools and hot-tubs must comply with the guidelines outlined in Section 2.12.

The design of the amenity building is subject to approval by the DRC.

2.12 SWIMMING POOLS & HOT-TUBS

Hot-tubs, if permitted by geotechnical and DRC approvals, should be visually connected to the Home through walls, courtyards and/or landscape structures and plantings. All swimming pools and hot-tubs should be screened from public view, and the view of adjacent Homes, in accordance with the architectural guidelines in Section 3.

Pool siting and design shall be subject to additional scrutiny where adjacent to the golf course, appurtenant housing and/or other sensitive areas.

With the exception of the approved plans for the amenity building and associated facilities, the construction of swimming pools, above or in-ground, in the Development Site is prohibited.

Swimming pools must be constructed according to government regulations with a pool barrier and gates. All pool plans submitted for approval must show a room or vault for pool equipment. A solid pool equipment door is required to screen equipment from view of roads, public areas, or other potentially affected development sites.

Drainage from pools and/or hot-tubs shall be de-chlorinated and discharged into the sanitary sewer. Small volumes of drainage may be infiltrated into landscaped areas of the Development Site, provided no surface runoff results.

All swimming pool and hot-tub designs shall require review and approval of a BC Licenced Geotechnical Engineer and the DRC.

2.13 RECREATIONAL EQUIPMENT

Installation of basketball hoops, backboards and any other movable or fixed recreational equipment, including swings and play structures for children, shall be limited to the designated common open space of the Development Site, and subject to review and approval of the DRC. Associated lighting cannot affect adjacent homes and must comply with exterior lighting guidelines outlined in Section 2.14.

Construction materials should be resistant to decay and should match the colour scheme of the adjacent Homes. Roofing shall also match the material shape and slope of the adjacent Homes or garages. The maximum height of any recreational equipment structure shall not exceed 2.5 m (8.5 ft.).

2.14 EXTERIOR LIGHTING

In keeping with the resort vision, *Tobiano* aims to limit the amount of outdoor light so that the dark night sky is preserved for the enjoyment of residents and visitors. To achieve this, and to ensure adequate lighting is provided for the development, specific exterior lighting requirements will be established and all proposed designs and fixtures will be subject to review and approval by the DRC.

The neighbourhood strata street may use borrowed light from homes and, as a result, the road may not require standard street pole lights and/or spacing. Garage entrances should have wall-mounted lighting for safety and identification. Lighting may also be used to highlight entries, such as the pedestrian entry into the greenway, and may illuminate signage, planting or walls. Lighting designed to highlight signs, address monuments, trees, landscape or architectural features of a Home, must be focused downward. Other exterior lighting techniques will be approved at the discretion of the DRC. The number and placement of all directional floodlights and/or security lights will be subject to the approval of the DRC.

Outdoor lighting in *Tobiano* will have "cut off" luminaries that do not permit up-lighting, unless otherwise permitted by the DRC. Maximum wattage for outdoor lighting is 100 watts per fixture. A soft light, using white or frosted bulbs in fixtures, is acceptable. Coloured bulbs, lens covers or plastic fixtures are not generally acceptable unless approved by the DRC. All light shall be focused downward – a minimum of 20 degrees below the horizontal plane



and never above the horizontal plane – so as to prevent excessive glare.

All exterior lighting must use daylight sensing automation systems to minimize wasted power. Use of solar powered outdoor lighting and long lasting, energy-efficient LED light bulbs is encouraged.

2.15 SCREEN WALLS

Screen walls, if used, must be a visual extension of the architectural design and materials of the Home. Walls and screens should be utilized to define outdoor space. The use of screen or louvre sections is encouraged in walls to maintain connections to the street and allow for the play of light and air. Screen walls may not be used to delineate setback lines and/or property lines for long distances.

Screen walls shall be designed to be attractive from both sides. They shall not exceed a height of 1.2m as measured from adjacent finished grade, unless otherwise approved by the DRC. Horizontal and vertical stepping and staggering of walls and screens is encouraged with careful attention to the engagement of masses, the articulation of overlapping planes, and the stepping of wall heights.

All finish materials on screen walls must comply with the Architectural Design Guidelines found in Section 3. Chain link or other metal fences, railway or landscape ties, or diagonal lattice work shall not be permitted unless otherwise approved by the DRC.

To eliminate unfinished foundation walls, concrete and stone-faced walls shall be continued down to grade and all other approved finish materials shall extend to within 100mm (4 in.) of grade.

2.16 RETAINING WALLS

Generally, site grading is to follow the natural slope of the land and must conform to the required finished grades as established. Rather than re-grading a Development Site into a “flat pad” upon which to build, site slopes should be modified through stepping the landscape and building masses to better fit the context and landscape character.

The maximum Homesite grade of 2.5:1 slope is permitted; slopes in excess of the maximum grade must be retained.

Retaining walls may not be used to delineate setback lines and/or property lines for long distances. In no case shall such a wall exceed 12.0m in length. When it is necessary to break up excessive wall lengths, the minimum wall to wall offset shall be 1.25m.

Walls running parallel to other walls and site Improvements at a consistent height should be avoided. Seat walls should be incorporated into retaining walls whenever appropriate set at 450 mm (18 in.) height.

Should retaining conditions exceed 1.5m, multiple, stepped walls should be used, with walls to be separated by wide planters located between the top of the lower wall and the base of the upper wall. The planter depth (width) shall be at a ratio of 0.5 of the retaining wall height.

Retaining walls constructed on the Development Site, and/or adjacent to parks or public walkways, are to be faced with natural or cultured stone; the use of wood or heavy timbers, jumbo-sized concrete brick (i.e., “Lock-Block”), brick and exposed concrete will not be permitted unless otherwise approved by the DRC.

Landscape feature walls, that creatively address the use of materials and form, will be permitted greater leeway to encourage a higher caliber of design. All retaining and feature wall designs, materials and colours shall be subject to DRC approval.

2.17 EXTERIOR SERVICE AREAS

All above-ground garbage and trash containers, mechanical equipment and other outdoor maintenance and service facilities must be screened from view from strata streets, parkettes, greenways or other potentially affected public-realm areas of the Development Site. All fuel tanks, water tanks, or similar storage facilities and their associated visible projections shall be shielded from view by walls or other Improvements to the approval of the DRC.

2.18 LANDSCAPE STRUCTURES

The incorporation of pergolas, trellises, screens and gates in the design of the landscape that relate to, and are natural extensions of, the Home is encouraged. Landscape structures, such as pavilions and decks, must be located within the Development Area, not intrude into the Environmental Management Area or site setbacks, and comply with

the height restrictions listed in the Guidelines. The style, materials and colour of all landscape structures should match or compliment the Home as a means to maintain neighbourhood character.

In order to establish a strong entrance sequence between the street and the Home, garden walls, screens and gates should be layered to provide enclosure while maintaining a flow between spaces.

Likewise, in order to create an informal and smooth landscape transition between the Home and surrounding natural areas, linear landscape structures – such as fences, screen walls, etc. – may not be built along property lines and/or setback lines for extended lengths; except in the case of the barrier fence along the golf course setback, as required by Appendix S.5 and the DRC.



3

architectural design guidelines

One of the primary objectives of any architecture is the appropriate response to a site and its context. Architectural guidelines are intended to conceptually illustrate intent rather than prescribe specific shapes or forms, in order to establish a common architectural language for the resort community.

The architecture of *Tobiano* is characterized by simple geometric forms, integration of inside and outside spaces, and a preference for robust and authentic building materials. Clean lines and forms shall be in harmony with the stunning theatre-like topography of *Tobiano*.

The siting of buildings and final architectural forms throughout *Tobiano* shall take advantage of the



panoramic views and spectacular natural setting afforded by the site. The architecture shall respond to the direction of the views, to the natural contours of the land, and to the orientation of the sun. Built forms are intended to compliment the surrounding natural landscape through careful consideration of materials and colour.

Through careful attention to proper proportion, scale, details, and site integration a sense of community in harmony with its landscape will be created; one that matures gracefully while appreciating in value. Designs inspired by the historic styles of Prairie, Post & Beam, and Arts & Crafts are encouraged towards creating homes with contemporary materials and clean lines.

Architectural styles and materials, such as adobe, log homes, geodesic design, or Mediterranean will not be permitted.

These Guidelines are intended to allow for the variety and flexibility necessary to capitalize on the natural setting, local climatic conditions and unique characteristics of the Development Site.

The DRC will reserve the right to reject designs that do not fit into the aesthetic goals of *Tobiano*. Technical compliance with the Guidelines does not guarantee approval from the DRC.

3.1 ARCHITECTURAL PRINCIPLES

In keeping with the vision for *Tobiano*, the architectural principles reflect a desire to create a liveable environment with distinctive character and a strong sense of place while blending the built form into the surrounding landscape. More specifically, the architecture should:

- Provide a variety of housing types that embrace *Tobiano's* rural character, resort lifestyle and montane landscape;
- Consider the warm, dry conditions of British Columbia's southern interior – as well as the more subtle microclimatic factors of sun, shade, rain and wind – as a principle driver in the design and development of the *Tobiano* architecture;
- Capitalize on the spectacular views to the surrounding lake, hills, valleys and golf course while maintaining a balance with the natural landscape; and,
- Acknowledge the textures and colours of the local landscape through the use of materials and colours that harmonize with the natural surroundings.

3.2 HOUSING TYPES

A total of 115 attached Homes are sited within the Development Site, occupying an area of 13.15 acres (5.32 ha) with a net density of 8.7 upa. This parcel size may be subsequently increased, allowing a modest number of additional units, as intended by the development contract. The following six types of Homes are found within the Development Site:

- The type 'A' home is a two story unit, arranged in a townhouse format, directly accessing the underground parking with a private entrance on the main floor.
- The type 'B' home is a single story unit employed as a townhouse end unit. Parking is either in an underground parkade or a detached garage.
- The type 'C' and 'D' homes are two story units, arranged as interior and end units within a townhouse format. The 'D' type is slightly larger and includes a den. Parking for these units is either in an underground parkade or detached garages.
- The type 'E' and 'E2' homes are two and three story units with roof-top decks. The 'E' variation is arranged as an internal unit in a townhouse format with parking in a detached garage. The 'E2' variation has a partially buried garage below level 1 of the unit and serves as both an end and an internal unit.
- The type 'F' and 'F2' homes are two and three story units, arranged as end units, or in a duplex format. The 'F' units use detached garages, while the 'F2' units have a partially buried garage below level 1 of the unit.

The Homes shall be distributed throughout the Development Site according to the Latitude Master Plan, shown in Appendix S.2, "Unit Type Key Plan."

3.3 BUILDING SITING

Building siting and program should be designed to allow flow-through natural ventilation. Additionally, appropriate shading devices should be used for blocking solar gain, particularly on the south and west facades, during the summer months, while permitting sunlight into living space during the cold months.

Horizontal articulation of building facades is encouraged to provide visual interest and a more informal dialogue between Homes along neighbourhood strata streets. Allowances for horizontal building articulation shall not, however,



supersede driveway parking restrictions or Development Site setbacks.

Site setbacks define the area within the Development Site to which Improvements can be made. Along the frontage road, both Homes and the amenity building shall be setback a minimum of 10m (33') from the Development Site property line. Homes along the northwest edge of the Development Site and the Environmental Management Area shall be setback a minimum of 12.5m (41') from the strata street; while interior Homes shall be set back a minimum of 3m (10') from the strata street.

The minimum building setback from the western Development Site property boundary is 3.5m (11'6"); and the minimum Home setback from the south-eastern property line is 4.5m (14'9"). Garages are not limited by the above setback requirements; however, their final location and distribution must be approved by the DRC. These distances are reflected in Appendix S.2, "Unit Type Key Plan," and Appendix S.4, "Setbacks and Management Areas."

A minimum 10m (33') building and programmatic setback is required along the Development Site edge fronting the golf course. Refer to Appendix S.4, "Setbacks and Management Areas," and Appendix S.5, "Golf View Setbacks" for additional specification on Development Site setbacks. The DRC reserves the right to make adjustments to setback requirements.

Building footprints shall respect Development Site setback requirements and serve to define buildable areas. Refer to Appendix S.2, "Unit Type Key Plan," for the locations of building footprints. Relocation of, and changes to, the building footprints will require DRC approval. Terraces and patios may extend beyond the building footprint; however, terraces, patios, and other Improvements shall not extend outside the Development Area. Additional green space may be required between the golf setback and terraces and patios for functional use, without intruding upon the setback area. The design and positioning of terraces, patios, and other improvements are subject to DRC approval.

3.4 BUILDING HEIGHT

In keeping with *Tobiano's* architectural principles, building heights are limited in order to preserve view corridors over the rooftops of homes to Kamloops Lake and beyond.

3.4.1 Maximum Overall Building Height

This guideline is meant to discourage large imposing building Forms and ensure no Homes are built that significantly block the views of the Homes behind them. Homes are limited to the number of stories as described in Section 3.2 where:

One story shall be defined as a maximum vertical dimension of 3m (10'). The roof form shall be limited to a vertical dimension of 2m (6'6") for buildings without a roof top deck and 0.9m (3') for buildings with a roof-top deck, unless otherwise approved by the DRC.

The Maximum Overall Building Height, for each unit type, will be determined by the number of stories multiplied by 3m, plus the vertical dimension of the appropriate roof form, as outlined above. The Maximum Overall Building Height is measured vertically from the highest point or roof ridge to the proposed finished grade at the lowest point adjacent to the building face, inclusive of site retaining walls, and terraces. Special allowances for Homes with partially buried garages require approval by the DRC.

It is required that the Designated Designer or Owner discuss this requirement with the DRC at the pre-design briefing as defined in Section 5.2. In situations where extreme grade changes occur the DRC may allow height variances on a case by case basis.

The DRC reserves the right to require adjustments to be made to the proposed Maximum Overall Building Height regardless of building compliance.

3.5 BUILDING SIZE

Homes may be between 900 to 1700 square feet (83 to 158m²) in area, not including garage space. For further information refer to Appendix S.2, "Unit Type Key Plan."

3.6 ROOFS

Roofs are an important part of the visual environment and shall be carefully designed to minimize their visual impact on the community. Large monolithic roof Forms are not allowed. Those that step down in scale from major to minor elements are required. Shed, gable, hip, and flat roofs, or a combination of these Forms, are encouraged. Double



pitched roofs may be approved at the discretion of the DRC. Gable-ends, if any, shall be an attractive design element intrinsic to the design style of the Home. Gambrel or mansard roof forms will not be permitted.

Roofs are allowed slopes between 2:12 and 4:12. Roof pitches outside of this will be considered by the DRC on a case-by-case basis.

Deep overhangs are strongly encouraged adjacent to the primary living areas in the Home. Shallow overhangs are suitable if combined with shading devices such as trellises or small shading roofs over windows and doors, and if not over primary living areas of the home.

Final roof designs will be subject to DRC approval.

3.6.1 Roof Materials & Colours

The following list of recommended materials is not comprehensive. All materials and colours are subject to review and approval of the DRC.

- *Metal* roofs are permitted, provided they are designed to mitigate reflectivity and do not cause objectionable glare. Standing seam or batten seam metal roofs (with seams or battens spaced a minimum of twelve inches (30 cm) and maximum of twenty-four inches (60 cm) apart with a maximum of one and one half inch (4 cm) seam height) provide shadow pattern and visual relief and are preferred. Copper roofs are allowed in a dark “penny” patina or a flat green patina. Painted metal roofs are permitted provided they have a matte finish. Metal roofs should be a minimum of 18-gauge.
- *Tile* roofs are permitted utilizing flat or raked tiles in earth-tone colours (curvilinear or Mediterranean style tile roofs will not be permitted). Tiles should be of mixed or blended colours that are aesthetically pleasing. Blended colour includes tiles where two colours exist in the same tile as well as blending of individual solid colour tiles. The roof tile may be concrete, slate or clay. Glazed tiles must have a low reflectivity. Natural slate tiles should be mixed or blended to be natural in appearance, colour, and texture.

- *Shake-style asphalt* or *fiberglass* shingle roofs are permitted and must be natural in appearance, colour, and texture.
- *Wood* shingles and roof shakes are not permitted.

Roof colours shall be consistent with Colour Palette requirements of the Guidelines as specified in Section 3.11.

3.6.2 ANTENNAE & SATELLITE DISHES

There shall be no antennae and/or satellite dishes of any sort either installed or maintained, which are visible from roads or other public areas, unless approved by the DRC.

3.6.3 SKYLIGHTS & LIGHT TUBES

Skylights and light tubes are permitted at the discretion of the DRC. If proposed, they must be of the low-profile type, tinted bronze or grey, and shall be integrated into the roof form and screened to reduce objectionable glare, reflections, or ambient light at night.

3.7 BUILDING WALLS

Cladding materials should emphasize horizontal expression and may include horizontal siding, shake, and board and batten. Where approved, vertical siding may be used in the board and batten form. Building wall cladding should terminate above the building base, described in Section 3.8.

Generally walls shall not have an unbroken height of more than 6.5m (21'-3") measured vertically from the lowest point along a wall to the top of a wall or bottom of soffit or eave, unless otherwise approved by the DRC. Door and window penetrations and applied banding or textured relief in a wall plane are not sufficient to change the measurements of an unbroken wall height.

3.8 BUILDING BASE & FOUNDATION WALLS

The building base shall act as an anchoring element using materials that are local to the area, where possible. The base of walls shall be clad to finish grade to eliminate unfinished foundation walls, with



consideration to building code issues of required distances to wall materials and termite control measures. Materials adversely affected by moisture shall be finished to a maximum of 200mm (8") above finished grade, while other materials shall be finished to a maximum height of 100mm (4") above finished grade. Where the finished grade slopes, and materials cannot be trimmed to match the slope, the finished materials may step down, but may not exceed 300mm (12") above the finished grade at any point.

Permitted materials include local stone, cultured stone, and certain types of molded (not extruded) brick. Additional materials may be considered, subject to review and approval by the DRC. Stone bases should have a minimum vertical dimension of 0.5m to 1.0m (18" - 36").

3.9 EXTERIOR WALLS & FINISH MATERIALS

3.9.1 Multiple Exterior Finishes

The design of all Homes shall incorporate the use of at least two (2) complementing materials on the exterior wall surfaces. In general, however, two (2) materials should not occur within the same building plane unless integral to the design concept and clearly separated by a strip or an opening such as a window or door. The secondary or accent exterior wall material should cover at least twenty percent (20%) of the exterior building surface, unless otherwise approved by the DRC. These complementing materials should not result in a Home that appears to be two different structures forced together. The secondary or accent exterior wall material shall not have the appearance of being "applied" or a veneer treatment.

3.9.2 Approved Materials

Without prescribing the use of specific building materials, the following list of exterior building materials, and their authentic detailing and application, are encouraged.

- **Masonry:** Masonry materials shall give the appearance of thick walls and three-dimensional masses that are well anchored to the ground. Masonry should not appear to be an applied veneer and it should not be designed as a wainscot on the facade. For example, an exterior wall with masonry on one side and stucco on the other side is not

acceptable. Due to the heavy characteristics of masonry, it should not be designed to "float" over windows, doors, or overhangs. If masonry is used over an opening, it should be visually designed with a strong lintel, header or beam detail that appears to structurally carry the masonry over the opening. Masonry materials should be offset from the plane of other materials a minimum of four inches (4").

- **Natural Stone/Cultured Stone:** If stone is selected as an exterior surface material, sufficient information that describes the stone character, colour, coursing, joints, etc., shall be required at the time of Final Design Submittal.

The coursing pattern in which stone is laid is critical to the design and to the authentic appearance of the materials. Stone shall not be laid in a vertical coursing pattern. Flagstone patterning suitable for horizontal surfaces may not be allowed on vertical wall surfaces. Stones used on the corners of a building should give the appearance of a minimum thickness of four inches (4") to avoid the appearance of a thin veneer.

Stone shall be earthy in colour. The colour of the mortar and the size of the mortar joints are equally critical. Mortar colours in high contrast to adjacent stone shall not be used. The DRC encourages the use of stone joints with a dry stack appearance as well as deeply raked mortar joints.

- **Stucco:** The finish and texture of stucco or cement plaster should be appropriate to the architectural character of *Tobiano*. Authentic and rustic design themes should use stucco finishes such as "stone-dash" and/or "Munich," that appear to be hand-applied with texture imperfections in the surface finish. Stucco will only be permitted as an accent or feature material and shall not dominate the building facades.
- **Siding:** "Hardi Board," or approved similar siding, trim and soffit material is acceptable. Soffits should utilize an imitation bead-board pattern with built in venting.



3.9.3 Prohibited Materials

Vinyl or aluminum siding, adobe, jumbo-sized concrete brick, synthetic stone/brick and exposed concrete walls shall not be permitted. Coloured, mirrored or other highly reflective types of glass may not be approved.

3.10 INSIDE / OUTSIDE RELATIONSHIPS

The Form of the Homes at *Tobiano* results from the relationship between the inside and outside spaces. The transitional spaces at the entry are comprised of a courtyard or series of spaces enclosed by walls, screens. Trellises and covered walkways are encouraged, especially at entries, to provide a sequence and transition between inside and outside. The primary and secondary living areas of the Home relate to the outside through the use of courtyards, decks, terraces and balconies.

3.10.1 Entry Elements and Sequence

The entry to a Home represents an important threshold between the private living space and the public realm of the street. The use of courtyards, trellises, garden walls and screens on the entry side of a Home contribute to the welcoming character of the neighbourhood and the sequence of moving from the public realm of the street to the private realm of the Home.

All Homes at *Tobiano* should provide a transition area to the front door of the Home. For more specific information, refer to Section 4.3 “Transitional Landscape Edges.” As semi-private spaces, transition areas should maintain some sense of enclosure. Each Home must have a visible front entry and door and whenever possible it must directly address the street.

The transition area must provide a variety of textures and materials. Entry elements shall be designed as an extension of the Home, set at generally the same grade as, or within one step of, the entry floor level.

3.11 COLOUR PALETTE

The Colour Palette for *Tobiano* shall be derived from and inspired by the site vegetation and vistas: earth-based browns, umbers and reds, sagebrush and grassland greens and yellows, and cooler colours inspired from the lake and sky such as pale blues and

greys. Lighter greys and beiges can be used to provide accent trim and in base areas, projecting elements and entries. Each Home shall have at least two (2) complementary exterior colours. Accent trim, trellises and shading devices may introduce an additional complementary colour.

Both dark and light colours are considered appropriate. Bold colours such as a yellow ochre, deep olive, or terra cotta, or rich colours such as a walnut brown or slate grey will be acceptable, as long as, the overall palette on an individual Home is complementary and that the colours do not clash with the surrounding Homes and landscape. Bolder colours may also be used in these situations, subject to DRC approval.

As much as possible, the colours applied to an object should relate to that object’s material substance. For example, a metal railing could be painted black, silver, brown, or even a dark primer red. These are colours that relate to a metal’s substance and the process of metal production. The colour of stone cladding should relate as close as possible to the natural stone colours found on the site. Wood trim, shading devices, trellises, screens or fences should be stained or painted in natural hues to complement and harmonize with the Home and larger landscape. Stucco and siding materials provide the greatest flexibility for various colour options.

Colours for exterior art-work, sculpture and any other special feature shall be of complementary tones chosen to blend rather than contrast with the Home and its surroundings. No highly reflective finishes shall be used on any exterior surfaces, including door and window hardware, with the exception of glass, which may not be mirrored or coloured.

All exterior colours of the Home and Improvements shall have a light reflective value (LRV) that is less than or equal to forty (40). All colours are subject to the approval of the DRC.

3.12 DOORS & WINDOWS

Doors and windows shall be recessed and/or shaded to protect the openings from direct sun and substantial trim and sill treatments are required. Windows shall not cause objectionable glare at any time, day or night. The use of shading devices, deep overhangs and deep window opening recesses are encouraged along south facing building facades.



The use of fabric awnings, exterior sun-shades or other shading devices that do not appear integrated into the design of a Home shall not be used. Trellis-type architectural elements for partial shade and sun screening are encouraged. Shading devices must meet the Colour Palette requirements of the Guidelines, as outlined in Section 3.11.

3.13 FIREPLACES & CHIMNEYS

Exterior chimneys shall extend down to the finished landscape grade. All fireplaces and other chimney chases must be finished in stone, or in materials similar to those used for the exterior finish of the Home. Chimneys finished in materials other than stone should incorporate trim materials that are complementary to those used on the exterior facade of the Home. Chimneys shall be finished with a complementary concrete or metal cap. Metal flues may not project more than 150mm (0'-6" nominal) above any chase, the minimum dimension of which is 600mm x 600mm (24" x 24" nominal).

In the case of "zero clearance" and/or "direct venting" gas fireplaces, vents shall be located away from view-sensitive facades (i.e. the front façade of a Home) and are required to meet Building Projection specifications as per Section 3.15.

3.14 SOFFITS, FASCIAS & GUTTERS

All soffits shall be consistent with the architectural character of the Home. Gutters and rain water leaders are to be of a colour that complements the overall colour scheme of the Home. Hidden or concealed gutters are preferred; while fascia mounted gutters will generally not be permitted.

Main entrances and other large soffit areas should be finished with stucco or horizontal soffit or wooden tight-joint "V" groove or similar Hardi Board soffits. Soffits of vinyl or aluminium are not permitted. Detailing of all soffits is encouraged.

Gutters, fascias and barge boards must display a layered appearance on the wall directly below the soffit.

3.15 BUILDING PROJECTIONS

All projections for a Home, including, but not limited to, chimney caps, vents, gutters, scuppers, downspouts, utility boxes, trellises, fencing, railings, and exterior stairways, must match the colour of the surface from which they project or be an appropriate accent colour. Any metal flues, metal plumbing or exhaust vents must have a matte finish that matches the roof or siding colour.

3.16 HOME SECURITY SYSTEMS

The use of exterior security systems is permitted, unless they alter the integrity of the architectural design of the Home. Exterior bars and blinds are not permitted. The use of security doors must be in keeping with the architectural theme of the Home. Note that all changes or additions must be approved by the DRC prior to installation.

3.17 DECORATIVE ELEMENTS

Decorative elements such as screens and louvers, metal brackets or struts, bandings, and joint details are encouraged. Elements such as gates, railings, handles, accents, and detail motifs must complement the overall architectural design of the Home.

3.18 INTERIOR LIGHTING

Interior bulkhead lighting may create a glare problem at night if not properly designed and installed. Lighting shall be downcast and the light source shall not be visible from the street where possible.

3.19 COURTYARDS, TERRACES, DECKS, & BALCONIES

All courtyards, terraces, decks and balconies shall be consistent with the architectural style of the Home in terms of location, proportion, form, material and finish. Courtyards, terraces, decks and balconies located below the roof overhang shall be considered part of the Home, and must comply with Section 3.19 of the Guidelines. Courtyards, terraces, decks and balconies located outside the roof overhang shall be considered part of the Landscape, and must comply with Sections 3.3 and 4.2 of the Guidelines. All



Courtyards, terraces, decks and balconies must be approved by the DRC.

Courtyards and terraces shall be designed as an integral part of the Home, creating outdoor “rooms” which serve as natural extensions of the indoor rooms of the Home. These open areas should take advantage of natural breezes and views.

Special design consideration is required for all courtyards and terraces that are visible from the adjacent development sites and/or public realm. In order to maintain the visual integrity of the community all patio and courtyard furniture, including umbrellas, shall be complementary to the Home’s colour scheme.

3.20 OUTDOOR STAIRS & LANDINGS

All stair risers and treads shall be composed of concrete, tile, stone or wood. Courtyard and terrace floors shall be brick, pavers, stone, tile, or patterned or exposed aggregate concrete. Accent areas of gravel or other aggregate material is acceptable. Decks shall be wood (or synthetic composite wood) planking or tile with water proof membrane, unless otherwise approved by the DRC.

3.21 FENCES & RAILINGS

In general, wood, synthetic composite wood (in plank form), metal, glass, & stone walls and railings are acceptable materials, provided they are an extension of the architectural expression of the Home. Open metal fencing or railings are allowed if the design is integrated into the overall composition of the architecture and design elements of the Home. Light-weight aluminium railings are discouraged. No rails over 1.07 m (42” nominal) high are permitted for decks and decks more than 1.22 m (4’-0” nominal) above grade must not exceed a distance of 4.25 m (14’-0” nominal) from the Home. Swimming pool fencing is to be installed as per government regulations.

To protect the open landscape experience and integrated habitat of *Tobiano*, no Homesite perimeter fencing is allowed except in the case of the perimeter fence along the golf course setback, as required by Appendix S.5 and the DRC.

3.22 AIR CONDITIONING UNITS

Air conditioning units or other mechanical hardware must be located where they are not visible from the street. Sound proofing should be considered on all operating mechanical equipment which may affect adjacent properties. No window mounted air conditioning units are permitted.

3.23 GARAGE SITING & DOORS

All garages, in either attached or detached form, must closely follow the style of the Home and incorporate similar architectural Form, proportion, detailing, exterior materials and colour. The garage roof shall have roofing material and pitches consistent with the Home.

Design considerations shall be made to minimize the visual impact of the garage and garage door(s). Careful driveway orientation can ensure that visibility of the garage is reduced. In an effort to minimize visual impact, no more than two (2) garage doors of the same style, (i.e., one (1) double garage door or two (2) single garage doors) shall be adjacent to each other in a continuous plane.

The appearance of the garage door should blend with the Home design. Garage door colours must be complementary to the Home and subject to DRC approval. The face of garage doors should be recessed a minimum of six inches (6”) from the adjacent wall plane. Oversized garage doors, defined as garage doors taller than eight feet (8’-0”) or wider than eighteen feet (18’-0”), including those needed for recreational type vehicles, shall be allowed at the discretion of the DRC. Garage siting and design must meet all Regional District regulations.

3.24 UNIQUE EXTERIOR FEATURES

Unique exterior features including, but not limited to, entry features, decorative gates, glass patterns, railings, stairs, roof decks, enclosures, shade structures, fountains, gazebos, exterior fireplaces and the like shall be designed as an integral part of the Home. Requests for approval of unique exterior features shall include detailed design information such as sketches, cut sheets, photographs, etc., as part of the Preliminary Design Submittal and the Final Design Submittal. The following are some specific guidelines for exterior features:



- **Fireplaces:** Outdoor fireplaces, fire pits, or similar items shall be gas-fuelled.
- **Art and Fountains:** Exterior artwork, sculpture, fountains, or water displays shall be within the Building Envelope and conform to the colour standards of the Design Guidelines. The DRC reserves the right to not approve any exterior artwork or sculpture that it deems inappropriate for reasons of subject matter, height, colour, size, reflectivity, illumination, or proposed location. Lighting of exterior artwork may not result in excessive glare to adjacent Development Sites or public-realm areas.
- **Pet Structures:** Dog runs are generally not permitted and are subject to DRC approval. Pet enclosures and similar structures shall be designed with integral design elements and materials to blend with the Home. Fencing or wire-type mesh should be framed or encased in architectural elements that tie with the design character of the Home as deemed appropriate by the DRC. All pet structures should be screened from public view and the view of adjacent Development Sites.

3.25 SPECIAL DESIGN CRITERIA FOR INDIVIDUAL DEVELOPMENT SITES

Certain Development Sites at *Tobiano* may be exceptionally unique with special site challenges, high visibility, environmental constraints and other unique conditions. These factors may require special design solutions for these Development Sites in order to minimize the visual impact of the Home and/or better integrate the Improvements into the existing site conditions. Refer to Appendix S.3, “Special Lot Treatment,” for a key plan illustrating specific lot locations and any additional Design Guidelines, as specified by the DRC.

3.26 HVAC SYSTEMS

Geo-exchange (also known as ground source heat pump or geothermal) systems are the most energy efficient heating and cooling systems currently available. Geo-exchange systems are recommended as the primary heating and cooling equipment in all Homes at *Tobiano*.

In order to ensure top quality performance, it is very important that geo-exchange systems are properly designed and installed and that quality mechanical equipment is used. For this reason, only geo-exchanged contractors approved by DRC will be permitted to design and install geo-exchange systems at *Tobiano*. A list of approved Contractors and manufacturers will be provided to the Owner by the DRC upon request.

In addition to geo-exchange systems, Heat Recovery Ventilators (HRVs) are strongly encouraged in order to ensure indoor air circulation, good air quality and healthy living conditions.



4

landscape design guidelines

The landscape at *Tobiano* is a distinguishing feature that shall be celebrated and protected. Specific Guidelines have been established for all landscape work including planting, selection of materials, management of natural resources and preservation and stewardship of natural areas. The landscape design approach at *Tobiano* is to create a seamless transition from the surrounding lake shore, championship golf course and mountain slopes to the more urban neighborhoods of the resort.



4.1 LANDSCAPE PRINCIPLES

The landscape of *Tobiano* should be attractive, seasonally sensitive and of a high quality. Plant selection will utilize a predominantly native palette and will blend new construction gracefully into the existing landscape. Hardscape elements should be consistent in their use of natural materials and earth-tone colours. In addition, the landscape should:

- Provide a variety of open spaces that enhance, protect, and manage the unique character of the bunchgrass biogeoclimatic zone. This plant community occurs in warm, dry, low elevation areas in the southern interior of the province

and is characterized by the predominance of bluebunch wheatgrass and Ponderosa pine trees.

- Provide a hierarchy of open spaces (ranging from private yards to public greenways) that allow for varying degrees of privacy and use in addition to providing clearly legible linkages between Homesites.
- Maximize and enhance site views from units and public open spaces out toward the lake and mountains while utilizing natural vegetation and topography to screen between Homesites where necessary.
- Retain existing vegetation whenever possible, especially mature, healthy trees and incorporate native plant materials and xeriscaping principles as much as possible. Ornamental and non-native species to be restricted to private and semi-private areas such as patios and courtyards.
- Accommodate microclimatic factors such as sun, shade, rain and wind, as well as regional/season design considerations including snow storage requirements during winter months and reduction of fuel loading to discourage fire during dry summer months.
- Promote resident and visitor safety through design and provide universal accessibility wherever possible. When stairs are required, provide appropriate tread to riser ratios, handrails (if necessary) and non-slip materials.

4.2 EXTERIOR COURTYARDS & TERRACES

The landscape shall be designed to ensure that the series of courtyards, stair cases, terraces and pathways make a smooth transition between the outdoor “rooms” and the surrounding natural landscape. Existing features should be incorporated into the landscape design where possible. Designs should minimize the use of numerous different paving materials in order to produce a unified design. The Design Guidelines encourage the use of stone pavers or setts, concrete pavers, gravel screenings, coloured and scored concrete in the landscape design. The use of asphalt, railway or landscape ties, steel trowelled smooth or unscored concrete is prohibited. For additional guidelines see Section 3.19.

4.3 TRANSITIONAL LANDSCAPE EDGES

It is important to understand how each Development Site is an integrated part of the larger landscape of *Tobiano*. Within the Building Envelopes, Owners are permitted greater flexibility regarding the variety and character of plants, shrubs, and trees that can be planted therein. Environmental Management Areas shall be contiguous across the Development Sites, and will be protected through a transitional landscape edge within the Development Area of the Development Site. Specific transitional landscape edge treatments are defined in Appendice S.5 “Golf-view Setback.”

4.4 OPEN SPACE

Intentionally designed open spaces throughout *Tobiano* provide for a range of amenities, including “breathing room” for residential development and areas for community gatherings and recreation. Furthermore, open spaces provide many environmental benefits including habitat for native flora and fauna, a moderate microclimate, and rainwater percolation.

Public access open space, in the form of streets and greenways, is intended to be used by visitors as well as other residents of *Tobiano* for circulation and wayfinding throughout the Development Site.

4.4.1 Parkettes & Greenways

Strata open space, in the form of parkettes, provides small community gathering areas and opportunity for passive recreation. They may contain turf, seating elements, small play areas for children, and/or other public amenities subject to the approval of the DRC.

Designs should provide legible focal points at entries through the use of specimen trees or shrubs, walls, or interpretive signage. Greenway entrances and pathways should be universally accessible whenever possible with emergency vehicle access where necessary.

Retaining walls that may be required in greenways shall conform to wall materials and colours as specified in Section 3.9.

The majority of plant material in public open spaces should be low-maintenance, native or near-native grasses, shrubs and trees, emphasizing the native



Ponderosa Pine-Bunchgrass ecosystem and supporting xeriscaping principles.

4.4.2 Private Open Space: Yards & Patios

Private open space is associated with the front, side and back of each individual home and can take the form of patios and/or yards.

Yards should be separated from common open space through the use of low fences, walls, hedges, shrubs or grade changes. Yards may contain drought-tolerant native or naturalized species of shrubs, grasses, and small trees where appropriate.

Patios should be divided by low wall / fence at 1.2m (4') max height or privacy plant material at 2 m (6'6") max height, and may have enhanced paving. Ornamental specimen plant material may be provided as a focal feature along front entries.

4.5 LANDSCAPE SITE PLANNING

The landscape plans must be designed in conjunction with the site grading & drainage plan. Steeply graded planting areas, with greater than a 2.5:1 slope, shall be avoided as they are difficult to irrigate and maintain efficiently.

Additionally, planting plans must consider the placement and growth habit of plant material and potential conflicts with maintenance of defining views. The DRC may request corrective action if mature plant material significantly obstructs neighbouring views.

As much as possible, rain water shall remain as close to where it falls as possible and not drain from Development Sites. This can be accomplished through swales, terracing, cisterns, other grading techniques, or storm water drainage works if required by DRC. Reducing off-site drainage will reduce demands on the stormwater management system and will also reduce the irrigation requirements.

4.6 LANDSCAPE REMEDIATION

In cases where improvements to a Development Site require site disturbance beyond the defined Development Area, written DRC approval is required. Remediation of the Environmental Management Area shall take place as soon as feasible

so as to ensure the maintenance of landscape character of *Tobiano*.

Plant material shall comply with minimum size requirements, as defined in Section 4.7.1, unless otherwise approved by the DRC. A DRC approved irrigation program shall be installed to maintain the transitional planting until it has become established.

4.7 SOFTSCAPE

To further protect, enhance and manage the native habitat of *Tobiano*, care should be taken to protect existing, healthy plant material (especially mature trees). Stressed, diseased, or otherwise compromised plant material should be removed or rehabilitated.

4.7.1 Planting Guidelines

All landscaping should retain existing vegetation wherever possible and use native or similarly hardy plant materials. Ornamental, non-native plants should be limited to private and semi-private areas and preference should be given to low-maintenance selections requiring little or no irrigation or fertilization. When possible, all plant material should be sourced locally.

Final plant selection should be made in light of regional environmental constraints and recent conditions possibly requiring alternative species selection to achieve landscape objectives. All plant selections are subject to DRC review and approval.

Proposed plantings should enhance and frame views to the larger natural landscape. Additionally, plant material may be used to visually screen adjacent properties for added privacy and, where required, should consist of a mix of deciduous and evergreen trees.

All landscaping materials installed must comply with the following minimum size standards, unless otherwise approved by the DRC:

- Deciduous trees: a minimum of 6 cm (2.4 in.) caliper and 3.6 m (12 ft.) in height;*
- Evergreen trees: a minimum 3.0 m (10 ft.) in height;
- Shrubs and vines:
 - minimum #7 pot or 1 m (40 in.) in height* for specimen shrubs;
 - minimum #3 pot for structural ("space defining") shrubs;



minimum #2 pot for mass planted shrubs & vines; and,

- Groundcovers: a minimum #1 (15 cm / 6 in.) pot.

*Dependent upon plant species and availability

Special attention should be given to protect trees and shrubs from snow clearing and storage during winter months. Plants, such as grasses, shall be located in snow storage areas.

Proposed plant material should comply with local fire code requirements with respect to species selection and spacing. All plant material and installation shall comply with the British Columbia Landscape Standard.

4.7.2 Maintenance & Irrigation Systems

Installation of appropriately designed, fully automated, underground irrigation systems, as per the British Columbia Landscape Standard, shall be required as a means to maintain landscape health during dry months.

The strata corporation shall be responsible for the replacement of diseased or damaged street trees, and the maintenance of common areas. - including public roadside boulevards, where applicable.

4.7.3 Functional Use of Plants

Environmental sustainability may be incorporated into the landscape design and planting in the following ways:

- Energy Conservation: The use of plants to moderate Home temperature and shield windows from direct solar radiation during peak loads is encouraged. Vines on trellises may be an effective way to reduce peak solar gains and introduce shading. Particular emphasis should be placed on south and west facing exposures.
- Wind Control: Plants can be placed to intercept prevailing winter winds and improve energy efficiency in the Home by reducing cold air infiltration.

4.8 PROHIBITED & APPROVED PLANTS

To ensure integrity of natural habitat, plant species shall be controlled within the Development Site,

particularly in the Environmental Management Areas. Appendix D provides a list of recommended plant species, including native or similarly hardy selections, as well as prohibited plant species, with characteristics that are potentially problematic, due to profuse and noxious pollen, excessive height, weed-like characteristics of invasive growth, high water demands, and/or other undesirable traits. Under no circumstances is it permissible to plant any prohibited plant within the Development Site.

Other plants may be used at the discretion of the DRC.

4.9 HARDSCAPE

Material selection should emphasize robust, durable, vandal-resistant composition and construction, consistent with the overall contemporary rural theme and architectural aesthetic. Materials may contain timber, synthetic wood composite (in plank form), powdercoated and/or galvanized metals, natural materials such as stone, and durable materials such as concrete. In addition, colours and textures should be consistent with the Colour Palette as specified in Section 3.11 of the Architectural Guidelines.

A variety of paving types will help unify and strengthen the visual quality of the common and private open spaces and provide visual indicators of transitions between the public and private realms.

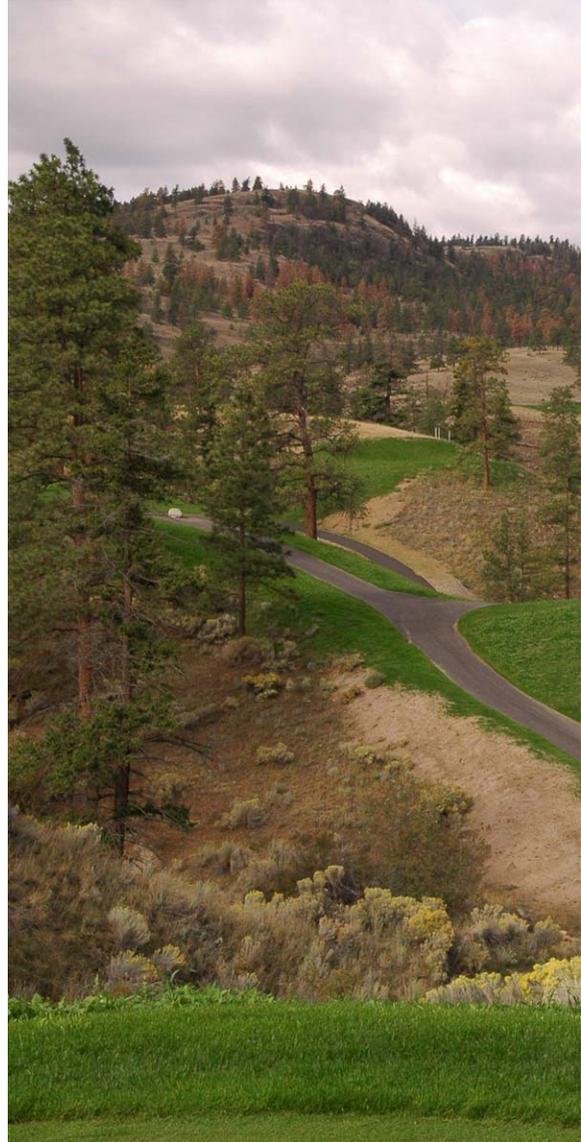


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design review process

In order to assist the Owner in maximizing the Development Site's unique opportunities, a comprehensive design review process has been established which is divided into the following six phases:

- A. Pre-Design Briefing;
- B. Preliminary Design Submittal;
- C. Preliminary Design Review Application;
- D. Final Design Submittal;
- E. Pre-Construction Conference Review;
- F. Final Inspection – Building; and
- G. Final Inspection – Landscape.



The Design Review Process is illustrated in Appendix C, - “Design Review Process Flow Chart.”

5.1 COMPLIANCE WITH DESIGN GUIDELINES

As a means to ensure compliance of present and future development with the resort vision of *Tobiano* as expressed in the Design Guidelines, a DRC shall be established by the Developer.

No Home or Improvement shall be constructed on the Development Site without the prior written



approval of the DRC. The approval of the DRC will be based on whether the plans and/or specifications for the Home and Improvements are in compliance with the Design Guidelines. Kamlands and/or the DRC hereby reserves the right, in its sole discretion, to modify, waive, relax, vary or exempt any Development Site, Home or Improvement from all or any of the restrictions and benefits in the Design Guidelines, provided that no such modification, waiver, relaxation, variation or exemption shall be deemed to have been granted until it is given to the Owner in writing.

The DRC may require a Compliance Deposit in the amount of \$3,000 per multi-family Home for Development Sites, or some other amount at the discretion of the DRC, such Compliance Deposit to be provided by the Owner and dealt with in accordance with the provisions of the Development Covenant.

The DRC may also require a Damage Deposit in the amount \$5,000 per Home, or some other amount at the discretion of the DRC to be provided by the Owner and dealt with in accordance with the provisions of the Development Covenant.

A Preconstruction Maintenance Deposit in the amount of \$2,500 shall also be required per Homesite to ensure that the site is maintained in a neat and presentable fashion, free and clear of litter, accumulation of waste and noxious weeds, prior to construction. In special cases of extended delays to Home construction, the Owner may contract the Developer to provide landscape maintenance services for a monthly fee, deducted from the Preconstruction Maintenance Deposit. The Preconstruction Maintenance Deposit shall be provided by the Owner and dealt with in accordance with the provisions of the Development Covenant.

Fees for design review shall be determined by the DRC (as per the DRC fee schedule as amended from time to time) or with the Owner on a case-by case basis. Refer to form attached as Appendix B.3.

5.1.1 Professional Design Services

The Owner is required to retain a Designated Designer which may be an Architect or a Home designer accredited by the DRC to be a Designated Designer for the purposes of constructing a Home or Improvement within the Development Site. All plans and specifications must be prepared by or under the supervision of a Designated Designer. The Owner is also required to retain a Designated Landscape Designer, as well as a Designated Contractor.

5.1.2 Non-Waiver

The approval of the DRC of plans and/or specifications for any work done or proposed shall not be deemed to constitute a waiver of any right to withhold approval of any similar plans or specifications subsequently or additionally submitted for approval. Failure to enforce any of the development standards or requirements contained in the Design Guidelines shall not constitute a waiver of same.

5.1.3 Exemptions

Utility and maintenance buildings or similar structures located on non-residential lands are exempt from the Guidelines. The DRC will endeavour to attain as high a level of conformance with these standards as is practical for these types of structures.

5.1.4 Statement of Non-Liability

All plans and specifications approved by the DRC are only for compliance to the Guidelines and are not approved for engineering, design or architectural competence. Through its approval of such plans and specifications, the DRC does not assume liability or responsibility for any defect in any structure constructed from such plans and specifications. The Developer and/or its affiliated companies and their respective directors, officers, employees and agents shall not be liable to any Contractor, Owner or any other person for any damage, loss or prejudice suffered or claimed because of:

- the approval or non-approval of any plans and specifications; or
- the construction or performance or any work, whether or not pursuant to approved plans and specifications.

5.1.5 Compliance with Governing Authority

All plans and specifications submitted for approval to the DRC shall conform to all Thompson-Nicola Regional District Bylaws, the Building Code of British Columbia, the BC Fire Code, and BC Electrical Code, any other applicable code or bylaw or covenant.



5.2 PRE-DESIGN BRIEFING (DESIGN REVIEW PROCESS - PART A)

To initiate the review and approval process and prior to preparing any detailed plans and specifications for a proposed Development or any Improvement, it will be necessary for the Owner and the Designated Designer to meet with the DRC to discuss the proposed development, Home, Improvements, the specific Development Site, as well as resolve any questions regarding building requirements or interpretation of the Guidelines. Any amendments or supplements to the Guidelines, as well as current policies and procedures, will be distributed at this time. This informal review will offer guidance prior to the initiation of the plans and specifications for the Preliminary Design Submittal. The Owner shall provide written notice to the DRC requesting a pre-design meeting which shall be held within two (2) weeks of the request.

5.3 PRELIMINARY DESIGN SUBMITTAL (DESIGN REVIEW PROCESS - PART B)

The Owner shall apply for approval of preliminary design plans and specifications by completing and submitting to the DRC the Preliminary Design Review Application Form attached hereto as Appendix B.1 together with Preliminary Design Submittal materials described in Section 5.3.1.

5.3.1 Preliminary Design Submittal Materials

The Preliminary Design Submittal materials to be included with the Preliminary Design Review Application Form shall include one full size set of plans to scale and one set of plans 11" X 17" of the following:

5.3.1.1 Survey

A survey ("Survey"), at no less than 1:500 scale prepared by a registered British Columbia Land Surveyor ("BCLS") showing Development Site boundaries and dimensions, existing surface contours at 0.5 m intervals relative to mean sea level datum, major terrain features such as existing walls, top of bank, ravines, rock outcrops, all easements and all plants having a 100 mm trunk or larger (measured at 0.5 m above natural grade). Also included will be all utility connections and other Improvements adjacent to the Development Site within 6.0 m of the property line site boundary. Each Owner submitting

drawings for approval to the DRC shall be responsible for the accuracy of all information contained therein. Soil reports are not required by the DRC; however, it will be the Owner's responsibility to determine the geotechnical conditions of the Development Site; and to fulfill any geotechnical requirements of the Regional District.

5.3.1.2 Site Grading & Drainage Plan

A Development Site grading & drainage plan at the same scale as the Survey showing: minimum building setbacks, Environmental Management Areas, the location and size of all Building Envelopes, other buildings, Improvements, driveways, address monuments, neighbourhood signage, designated visitor parking areas, patios, terraces, pools, hot-tubs, walls, proposed utility service facilities and routes, site grading including existing and proposed contours and topographic features such as ravines, rock outcroppings, bluffs, top of banks, existing trees and major plants to be retained and/or to be relocated. Indicate finish elevations of all building floors, patios, terraces and top of walls, shown in relation to site contour elevations relative to mean sea level datum. The directions of drainage flow and methods of containment or erosion control shall be indicated.

Area calculations of all Building Envelopes, building areas, proposed top of Cut and toe of Fill are to be shown on the Preliminary Homesite Information Form attached hereto as Appendix B.2;

5.3.1.3 Floor Plans

Floor Plans for all living space levels at no less than 1/8" = 1'-0" scale with finish floor elevations clearly noted;

5.3.1.4 Roof & Height Plan

Roof & height plan at no less than 1/8" = 1'-0" scale. Roof Plans shall show areas of all roofs and all roof mounted equipment and proposed skylights. Height plane requirements of each Home shall be documented here with critical high points of proposed roof as well as allowable heights at each respective point.

5.3.1.5 Elevations & Sections

Exterior elevations of all sides of the Development Site building types at not less than 1/8" = 1'-0" scale indicating all site Improvements, retaining walls, proposed finish and natural grade lines, all exterior materials and finishes. At least one profile section



through the major Cut and Fill of the Development Site showing natural or existing grades and revised grades. A second section following the roof height shall indicate elevation of proposed highest point of roof. Height of roof shall be indicated as well as allowable roof height on the line of the section.

5.3.1.6 Colour Chart & Material Samples

Typical building elevations of the Development Site buildings or elevations which include all colours and materials that will be selected and will be coloured rendered as accurately as possible to give a general indication of the entire colour scheme. Each material will be labeled with a corresponding colour sample (paint manufacturer paint chip). Actual finish colour should be attached. Actual samples of exterior materials should be mounted on an 18" X 24" board(s) clearly marked with Owner's name, filing date, Development Site number and identified with manufacturer's name, colour and/or number. After preliminary review of the colour scheme, the DRC may request samples to be temporarily displayed on the Development Site for the final review and approval. Size of samples and locations of installation will be determined by the DRC;

5.3.1.7 Preliminary Landscape Plan

A Preliminary landscape plan at the same scale as the topographical information (see Section 5.3.1.1 above) Survey showing landscaping treatment of the entire Development Site, including general landscape details;

5.3.1.8 Other Information

Any other drawings, materials, or samples requested by the DRC must be provided;

5.3.1.9 Staking

To assist the DRC in its evaluation of the Preliminary Design Submittal, the Owner shall, if requested, provide: preliminary staking at the locations of the corners of the Home; staking at the perimeter of the Building Envelopes; and installation of poles indicating roof high points at such other locations as the DRC may request.

5.4 PRELIMINARY DESIGN REVIEW APPROVAL (DESIGN REVIEW PROCESS - PART C)

The DRC will review the Preliminary Design Submittal for conformance to the Guidelines and provide a response to the applicant within two (2) weeks of receipt of the application. Such response will be either: (a) approval; or (b) non-approval with stipulations; or (c) non-approval. In both cases of non-approval (b & c), design submittals shall be revised as necessary and re-submitted with the necessary revisions to the DRC. In the event of non-approval by the DRC any re-submittal must follow the same procedure as the original submittal and additional fees will be payable in accordance with Appendix B.3.

5.5 FINAL DESIGN SUBMITTAL (DESIGN REVIEW PROCESS - PART D)

After Preliminary Design approval is obtained from the DRC, the Owner shall make an application to the DRC for Final Design approval by completing the Final Design Submittal Application form attached hereto as Appendix B.4 together with the required Compliance Deposit and Final Design Submittal materials described in Section 5.5.1.1 and 5.5.1.2.

5.5.1.1 Construction Documents

Complete construction drawings for the Development Site, including all data required in Sections 5.3.1.1 to 5.3.1.8 inclusive of the Preliminary Design Submittal, building sections as required to illustrate the Improvements, all utility locations, adjustments to locations and/or areas of the Building Envelopes area or the Home, and locations and manufacturers, catalogue cuts of all visible exterior lighting fixtures.

Site details of retaining walls, pools, lap-pools, hot-tubs, equipment enclosures, underground or above ground tank enclosures, fencing, address identification monument, neighbourhood signage and drainage improvements shall be shown. If the colour chart samples approved in the Preliminary Design Submittal have changed they shall be resubmitted.



5.5.1.2 Landscape Plans, Specifications & Irrigation Drawings

A landscape plan at 1:100 or 1/8" = 1'-0" scale, same as the site grading & drainage plan or larger, showing locations and sizes of all existing and proposed plants and any decorative features such as pools water pools or imported rocks and walls shall be clearly shown. Planting design, specifications and irrigation system shall be prepared by an accredited professional Landscape Architect or a designated Landscape Designer. Special attention shall be given to over spray or excessive drainage out of the Building Envelope landscape area. Landscape lighting transformers and lights shall be shown on the landscape plans only. Manufacturer's cut sheets and finishes to be provided with Final Design Submittal.

5.5.2 Final Design Approval

Final Design approval shall be in accordance with the approval process described in Section 5.4. In the event the DRC provides approval of the Final Design Submittal the DRC shall issue to the Owner a Final Design Approval form attached hereto as Appendix B.5. The Owner shall not apply to the Regional District for a building permit until the Owner's Final Design Submittal is approved by the DRC and a Final Design Approval form has been issued to the Owner.

5.6 PRE-CONSTRUCTION REVIEW (DESIGN REVIEW PROCESS - PART E)

Upon receiving Final Design Approval, securing a building permit is the responsibility of the Owner, Designated Designer or Contractor. Construction of all Development Sites, Homes and/or Improvements shall be in accordance with the Final Design Submittal approved by the DRC with applicable governmental permits. In the event that governmental approvals differ from those approvals given by the DRC, the Owner shall re-submit applicable documents to the DRC for review of the differences. Approval of the differences will be in accordance with the approval process described in Section 5.4.

5.6.1 Contractor Meeting

Prior to commencing construction, the Owner and/or their Designated Designer or Contractor shall submit to the DRC a copy of the building permit issued by the Thompson-Nicola Regional District together

with construction drawings stamped by the Thompson-Nicola Regional District. The Contractor shall complete and submit to the DRC the Pre-construction Meeting Acknowledgment and Checklist in the form attached hereto as Appendix B.6 together with the documents and plans noted in the Checklist. The DRC and the Contractor shall meet within one week of the Contractor submitting the required materials.

5.6.2 Construction Variations and/or Exterior Changes

Any exterior changes to the approved Final Design Submittal before, during, or after the construction of the Development Sites, Homes and/or any Improvement must first be submitted to the DRC for approval in accordance with the approval process described in Section 5.4. After the DRC is satisfied that any exterior changes and the building permit comply with the Guidelines, the DRC will issue to the Owner a Notice to Proceed form attached hereto as Appendix B.7

5.6.3 Work-Progress Inspection

The DRC may inspect all work in progress at any time and give notice of non-compliance. The absence of any inspection and notification during the construction period does not constitute either approval by the DRC of work in progress or of compliance with these Guidelines.

5.6.4 Commencement of Construction

The Owner shall not proceed with any construction until the DRC has issued a Notice to Proceed and the Owner has otherwise complied with the provisions of the Development Covenant. Upon receipt of the Notice to Proceed from the DRC the Owner shall satisfy all conditions thereof and commence the construction, or other work pursuant to the approved Final Design Submittals within 12 months from the date of approval, or such earlier date, if any, as set out in the Contract of Purchase & Sale of the Development Site between the Developer and Owner from the date of such approval.

If the Owner shall fail to comply with the first paragraph of this Section 5.6.4, any approval given shall be deemed revoked.

The Owner shall, in any event, complete the construction of the foundation and all exterior surfaces (including the roof, exterior walls, windows, and doors) of any Development Site, Home and/or



Improvements on the Development Site within 2 years after commencing construction unless otherwise approved by the Developer.

The Owner shall take responsibility for Development Site landscape maintenance if construction does not commence within 6 months of completion of the purchase of the Development Site. Minimum requirements include hydroseeding of any exposed topsoil and removal of debris from Development Site. Additionally, landscape installation shall take place within three months of the issue of an occupancy permit, unless further delayed due to seasonal constraints.

If the Owner fails to comply with the timelines set out in this Section 5.6.4, the DRC may notify the Developer of such failure and the Developer may exercise any remedy provided for by the Development Covenant or any encumbrance registered against title to the Development Site or by law including those remedies set out in Section 5.9.

5.6.5 Verification Survey of Floor

Prior to construction of walls, the Contractor shall submit to the DRC a verification form attached as Appendix B.8 from a British Columbia Land Surveyor indicating elevation of main floor area below highest roof form. If the elevation recorded in the verification form is different than shown in the approved Final Design Submittal, a revised Final Design Submittal shall be submitted in accordance with the provisions of Section 5.4. All construction on the Home shall cease until a revised Final Design Submittal has been approved by the DRC in accordance with Section 5.4.

5.6.6 Verification of Survey of Roof

After structural roofing deck is completed and prior to installation of finish, the Contractor shall submit to the DRC a verification form attached as Appendix B.9 from a BCLS indicating the elevation from mean sea level of roof points closest to the height plane as shown in the Final Design Submittals. If the elevations recorded in the verification form are higher than shown in the approved Final Design Submittal, a revised Final Design Submittal shall be submitted in accordance with the provisions of Section 5.4 of the Guidelines. All construction on the roof shall cease until a revised Final Design Submittal has been approved by the DRC in accordance with Section 5.4 of the Guidelines.

5.7 FINAL INSPECTION – BUILDING (DESIGN REVIEW PROCESS - PART F)

5.7.1 Notice of Completion - Building

Upon completion of a Home and Improvements for which Final Design Approval was given by the DRC, the Owner shall give written notice by registered mail of completion to the DRC prior to occupancy. The notice shall include a certificate of completion signed by the Owner's Designated Designer verifying completion of the Home and Improvements in accordance with approved Final Design Submittals and the Guidelines.

5.7.2 Certificate of Compliance -Building

Within 30 days after written request delivered to the DRC by the Owner, and receipt of the notice of completion in Section 5.7.1, the DRC will inspect the Home and Improvements. After such inspection the DRC shall deliver to the Owner a Certificate of Compliance/Non-Compliance – Building in the form attached as Appendix B.10 certifying with respect to the Development Site of the said Owner, that as of the date thereof either (1) the Home and all Improvements (excluding landscaping) and other work made or done upon or within said Development Site by the Owner, or otherwise, comply with the Guidelines or, (2) such Home or Improvements and/or work do not so comply, in which event the Certificate shall also (a) identify the non-complying Home or Improvements and/or work and, (b) set forth with particularity the cause or causes for such non-compliance. The Owner shall have 30 days from the date of receipt of certificate of non-compliance to remedy such defect. If the Owner fails to remedy such defect within 30 days or such other time set forth in the certificate of non-compliance, the Developer may exercise any remedy available under the Development Covenant or under any encumbrance registered against title to the Development Site or at law including the remedies described in Section 5.9 of the Guidelines.

5.8 FINAL INSPECTION - LANDSCAPE (DESIGN REVIEW PROCESS - PART G)

5.8.1 Notice of Completion - Landscape

Upon completion of all landscaping for which Final Design Approval was given by the DRC, the Owner



shall give written notice by registered mail of completion to the DRC. The Notice shall include a certificate of completion signed by the Owner's Designated Landscape Designer verifying completion of landscaping in accordance with the approved Final Design Submittals and the Guidelines.

5.8.2 Certificate of Compliance - Landscape

Within 30 days after written request is delivered to the DRC by the Owner and receipt of the completion certificate in accordance with Section 5.8.1 the DRC will inspect the landscaping. After such inspection the DRC shall deliver to the Owner a Certificate of Compliance/Non-Compliance - Landscape in the form attached as Appendix B.II certifying with respect to the Development Site of said Owner, that as of the date thereof either (1) all landscaping complies with the Guidelines, or (2) such landscaping does not so comply, in which event the Certificate shall also (a) identify the non-complying landscaping; and (b) set forth with particularity the cause or causes for such non-compliance. The Owner shall have 30 days from the date of receipt of Certificate of Non-Compliance to remedy such defect. If the Owner fails to remedy such defect within 30 days or such other time set forth in the Certificate of Non-Compliance, the Developer may exercise any remedy available under the Development Covenant or under any encumbrance registered against title to the Development Site or at law including the remedies describe in Section 5.9 of the Guidelines.

5.9 REMEDIES FOR NON-COMPLIANCE

In the event the DRC determines, in its absolute discretion, that the Owner has not complied with the approved Final Design Submittal or Guidelines, the DRC may notify the Owner in writing of the non-compliance (the "Non-Compliance Notice") together with the time required to remedy the non-compliance in accordance with the timelines provided for in the Guidelines or as may be established by the DRC.

The rights and remedies of the Developer in the event of non-compliance shall be as set out in any Section 219 Covenant, Statutory Right of Way and Rent Charge ("Development Covenant"), Restrictive Covenant or other encumbrance including without limitation any option to purchase or right of first refusal then registered against title to the Development Site or otherwise available at law,

which rights and remedies shall supersede and prevail to the extent of any inconsistency with the rights and remedies set out herein. Such remedies will include, but not be limited to, the following, all of which shall be cumulative and not alternative:

- **Contract Remedies:** The Developer shall have the right to excise any of its remedies, including, without limitation, any options and the forfeiture of the Compliance Deposit, Damage Deposit, Preconstruction Maintenance Deposit, or any other deposits described in the Contract of Purchase and Sale of the Development Site between the Developer and Owner or as set out in the Development Covenant or otherwise registered against title to the Development Site;
- **Right of Entry:** The Developer shall have the right to enter the Home and Development Site, without being liable to any prosecution therefore to remedy any defects and/or make such repairs as in the Developer's sole discretion are necessary to facilitate compliance with the Guidelines or any approvals granted by the DRC. All expenses and costs of such entry including costs to remedy any defects or make repairs shall be due and payable by the Owner to the Developer immediately upon demand therefore and such costs or expenses or any portion thereof shall be, at the option of the Developer, be paid and deducted from the Compliance Deposit, Damage Deposit, Preconstruction Maintenance Deposit, or any other deposits described in the Contract of Purchase and sale of the Development Site between the Developer and Owner.
- **Court Order:** Obtain an Order of a Court of competent jurisdiction for an appropriate remedy including injunctive relief, damages or costs. All costs for such Court application including legal costs on a solicitor and client basis shall be due and payable by the Owner to the Developer immediately upon demand therefore and such costs or expenses or any portion thereof may, at the option of the Developer, be paid and deducted from the Compliance Deposit, Damage Deposit, Preconstruction Maintenance



Deposit, or any other deposits described in the Contract of Purchase and Sale of the Development Site between the Developer and Owner; or

- **Other Financial Remedies:** The Developer may, in its absolute discretion, levy assessments against the Owner by way of compensation for damages incurred or deemed to have been incurred by the Developer as a result of such non-compliance, in each case as provided in the Development Covenant, which assessments or any portion thereof may, at the option of the Developer, be paid and deducted from the Compliance Deposit, Damage Deposit, Preconstruction Maintenance Deposit, or any other deposits described in the Contract of Purchase and Sale of the Development Site between the Developer and Owner.



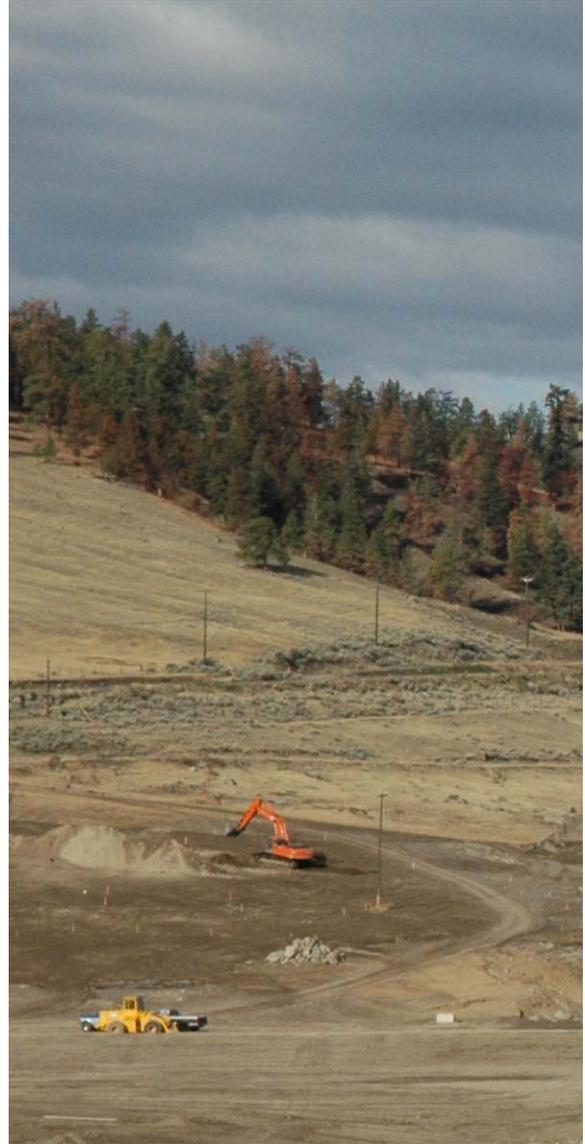
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construction guidelines

In order to assure that adjacent properties are not unduly damaged during construction and development progresses in an orderly manner, the following construction guidelines shall be outlined in the construction contract documents for each Home and/or other Improvements to the Development Site. All Contractors and Owners shall be bound by these guidelines and any violation by a Contractor shall be deemed to be a violation by the Owner of the Development Site.

6.1 PRE-CONSTRUCTION CONFERENCE

Refer to Section 5.6



6.2 CONSTRUCTION TRAILERS, PORTABLE FIELD OFFICES, ETC.

Any Owner or Contractor who desires to bring a construction trailer, field office, or like to the Development Site shall first apply for and obtain written approval from the DRC representative. To obtain such approval requires submittal of a copy of the Designated Designer's site plan with the proposed locations of the construction trailer or field office, the portable toilet, and the trash receptacle, all to be located within the Development Site boundaries. Such temporary structures shall be removed upon completion of construction. No temporary overnight accommodation on the



Development Site shall be permitted during construction.

6.3 CONSTRUCTION FENCING

When undertaking any grading or excavation activity, the Contractor shall stake the perimeter of the Development Area with 1.5m “T” posts, or along Top of Bank, where identified. Yellow flagging shall be secured to posts around the entirety of the Development Area. An orange snow fence at least 1.0m high shall be installed to protect the adjacent natural landscape and properties from damage during construction operations. The fence shall follow the approved plan submittal and shall have a single point of access located at the road entrance, and shall be maintained intact until the completion of construction, at which time it must be removed.

6.4 CONSTRUCTION SIGNAGE

Temporary construction signage shall be limited to one sign per Development Site not to exceed twelve (12) square feet of total surface area, including requisite Regional District building signage. The sign shall be free standing and its design and location within the Development Site shall be subject to approval by the DRC. All signage is to be removed prior to Development Site Owner occupation.

6.5 EXCAVATION MATERIALS

House excavation or construction shall not undermine the slope stability of a roadway base or other open space such as parks, bluffs, ravines or other natural areas. Appropriate temporary and/or permanent earth retention measures must be taken to ensure the integrity of neighbouring properties. The Contractor needs to check temporary drainage patterns closely during construction to avoid erosion onto neighbouring properties and deposition into storm drains. Development Site Owners/Contractors will be responsible for redressing any damage caused to other properties during construction.

Contractors must ensure that all excavation material is kept within the confines of the Development Site. Any spillage on the public road, sidewalk or neighbouring Development Sites must be removed immediately or the Developer will arrange for its removal and invoice the Development Site Owner. Excess excavation materials must be hauled away

from the Development Site unless the Developer identifies an area where material can be stockpiled.

6.6 EROSION CONTROL

During construction, erosion run-off must be controlled on exposed Cut and/or Fill slopes through proper soil stabilization, water control and re-vegetation. The Development Site Owner and Contractor are responsible for the implementation of erosion control techniques, and damages that may result from inadequate control measures. Grading operations should be suspended during periods of heavy rains. All topsoil disturbed by grading operations must be stockpiled, stabilized and protected to minimize blowing dust within the construction area and reused as part of the site restoration landscaping plans, unless approved for removal by the DRC.

6.7 BLASTING

If any blasting is to occur, the DRC must be given advanced notice. Applicable government regulations concerning blasting must be observed. In no case shall blasting strength affect other Improvements, utilities, walls or other constructions on the Property or neighbouring lands.

6.8 DEBRIS & GARBAGE REMOVAL

Development Site Owners and Contractors are required to keep the Development Site, as well as public-realm roadways to and from the building site, clean and orderly during construction. Garbage bins must be provided on site. No material or debris shall be stored on adjacent properties. A written notice to clean up will be issued to messy construction sites. If not cleaned up within one (1) week, the Developer will have the authority to clean up the site and invoice the Development Site Owner and if unpaid, may deduct the invoice amount from the Compliance Deposit. Periodic street cleaning and snow clearing may be undertaken by the Developer with costs shared by all Owners with Development Sites under construction.

Garbage bins must be emptied frequently. Lightweight material, packing, and other items shall be covered or weighted down to prevent them from being blown from the construction site. Contractors are prohibited from dumping, burying, or burning



garbage anywhere on the Development Site. Surplus dirt or debris resulting from activity on each Development Site shall be promptly removed or stored and the general area cleaned-up.

6.9 DUST & NOISE

The Contractor shall be responsible for controlling dust and noise including, without limitation, music from the construction site.

6.10 CONSTRUCTION ACCESS

The only approved construction access during the time a Home or Improvement is under construction will be over the approved strata road driveway within the Development Site unless the DRC approves an alternative access point. Not generally more than one construction access point shall be permitted on each Development Site.

6.11 DAILY OPERATION

Daily working hours for each construction site shall extend between the hours of 7am – 6pm weekdays and 9am – 4pm weekends and statutory holidays unless otherwise defined by the DRC.

6.12 VEHICLES & PARKING AREAS

Construction crews shall not park on, or otherwise use, other Development Sites or any natural open space. Private and construction vehicles and machinery shall be parked within the Development Site or in areas designated by the DRC.

6.13 TRAFFIC FLOW

The Contractor is responsible for coordinating deliveries and equipment in such a manner as to keep public roads open and prevent damage to the roads, curbs, sidewalks, utilities, etc., in compliance with the Thompson-Nicola Regional District Subdivision Bylaw and any other applicable controls.

Before a large delivery truck, tractor, crane or boom truck can be used on a Development Site it will be necessary for the Contractor to contact the Developer's construction office to discuss the following:

- Size of equipment;
- Number of support vehicles;
- Destination;
- Parking;
- Assembly issues;
- Duration of use;
- Repair of any damage to streets and/or vegetation; and,
- Time of delivery.

6.14 SPEED LIMITS

Ministry of Transportation speed limits are to be obeyed throughout the *Tobiano* community.

6.15 POWER GENERATORS

Contractors shall provide their own power generator during construction. Government rules and regulations must be adhered to relative to operation of equipment, fuel use and storage, etc.

6.16 SANITARY FACILITIES

Each Contractor shall be responsible for providing adequate sanitary facilities for their construction workers. Portable toilets or similar temporary toilet facilities shall be located only within the approved Development Site in areas approved by the DRC representative.

6.17 COMMON COURTESY

The impact of any construction on nearby neighbours must be kept to an absolute minimum. Issues include: parking, use of portable toilets, construction crew pets (which must be kept on a leash at all times), radios, and borrowing of power, water or phone from the neighbouring properties. A conscious effort shall be made to ensure that common courtesy is given to neighbours at all times.

6.18 CONSTRUCTION PRIORITY

Construction of public roadways, services and amenities will take priority over Development Site construction. Contractors shall coordinate with the



Developer for Development Site access during construction of public infrastructure.

6.19 RESTORATION OR REPAIR OF OTHER PROPERTY DAMAGES

Damage and scarring to other property resulting from construction operations, including, but not limited to, natural and agricultural use areas, open space, softscape and hardscape elements, other Development Sites, roads, utilities, driveways, and/or other Improvements will not be permitted. If any such damage occurs, it must be repaired and/or restored, promptly at the expense of the Development Site Owner.

6.20 CONSTRUCTION MATERIALS

All on-site construction materials shall be secured and protected from wind & excess moisture.



APPENDIX A

Definitions of Terms

Unless the context otherwise specifies or requires, the following words or phrases when used in these Guidelines shall have the following specific meanings. Terms used herein which are defined in the Development Covenant shall have the meanings specified therein. If any conflict exists between the Design Guidelines and the other provisions of the Development Covenant of which the Design Guidelines form a part, then the provisions establishing the more stringent standards and requirements shall govern.

A.1 “Architect”: means a person licensed to practice Architecture in the Province of British Columbia.

A.2 “British Columbia Landscape Standard”: means the document of acceptable landscape construction practices for the province of BC as agreed upon by the BCSLA, the BCLNA, government authorities and other industry associations.

A.3 “Building Envelope” or “Envelope”: means the specific area on the Homesite where all proposed Improvements will be made.

A.4 “Certificate of Compliance – Building” and “Certificate of Compliance – Landscape”: means the certificates confirming compliance with the Design Guidelines issued pursuant to Sections 5.7.2 and 5.8.2.

A.5 “Compliance Deposit”: means a refundable deposit paid in accordance with the terms and conditions in the Contract of Purchase and Sale made between the Developer and the Owner with respect to the purchase of the Development Site and/or Homesite or as required by the Development Covenant or Design Guidelines.

A.6 “Consolidated Lots”: means the legally recorded consolidation of one or more lots into one lot with one plan number. If consolidation is considered it may be approved with restrictions or not approved.

A.7 “Contractor” or “Designated Contractor”: means a person or entity approved by the DRC engaged by an Owner for the purposes of constructing any Improvement on the Owner’s Development Site.

A.8 “Cut”: means any removal of earth, rock, or other materials to the surface of the land, which decreases the natural elevation of such surface.

A.9 “Damage Deposit”: means a refundable deposit paid in accordance with the terms and conditions in the Contract of Purchase and Sale made between the Developer and the Owner with respect to the purchase of the Development Site and/or Homesite or as required by the Development Covenant or Design Guidelines.

A.10 “Design Review Committee” or “DRC”: means the Design Review Committee established by the Developer.

A.11 “Designated Designer”: means an Architect or a Home Designer approved by the DRC in accordance with the Guidelines.

A.12 “Designated Landscape Designer”: means a Landscape Architect or a Landscape Installer approved of by the DRC in accordance with the Guidelines.

A.13 “Developer”: means Kamlands Holdings Ltd.

A.14 “Development Area”: means the portion of the Development Site in which an Owner, or Strata Corporation, can make an Improvement.

A.15 “Development Covenant”: shall have the meaning ascribed to such term in Section 5.9 of the Design Guidelines.

A.16 “Development Site”: means the approximately 13.2 acre site purchased by the Owner from the Developer pursuant to the Contract of Purchase and Sale made between the Developer and Owner and generally known as the Latitude development site.

A.17 “Easement”: means the defined easement or right of way registered against the title of the Development Site.

A.18 “Environmental Management Area”: means the portion of the Homesite outside the

Development Area, subject to use restriction by the DRC.

A.19 “Excavation”: means any disturbance of the surface of the land (except to the extent reasonably necessary for planting or approved vegetation), including any trenching which results in the removal of earth, rock or other substance from a depth of more than 12 inches below the natural surface of the land, or any grading of the surface.

A.20 “Fill”: means any addition of earth, rock or other materials to the surface of the land, which increases the natural elevation of such surface.

A.21 “Final Design Approval”: means the issuance by the DRC to the Owner of a Final Design Approval form as outlined in Appendix B.5.

A.22 “Final Design Submittal”: means the Submittal by the Owner of the Final Design Review Application Form, as outlined in Appendix B.4, as well as those materials requested by the DRC in accordance with Section 5.5.

A.23 “Form”: means the Home’s physical shape and massing.

A.24 “Guidelines” or “Design Guidelines”: means the Design Guidelines including its restrictions, procedures and regulations relating to the Development Site and set forth herein, as amended, adopted and enforced by the Design Review Committee from time to time.

A.25 “Home”: means the dwelling constructed within the Development Site on an identified Homesite.

A.26 “Homesite”: means the individual lot as shown on the plan of subdivision of the Development Site registered at the Land Title Office.

A.27 “Homesite Plan”: is a drawing of each individual lot in the various phases of *Tobiano*. This drawing lists the particular information on Development Site, Restricted Areas and Roof Height information.

A.28 “Improvement” or “Improvements”: means any change to the natural conditions of the Development Site or its individual

Homesites, built or otherwise including the construction of a Home or installation of any landscaping.

A.29 “Kamlands”: means Kamlands Holdings Ltd and its successors and assigns.

A.30 “Landscape Architect”: means a person appropriately licensed to practice Landscape Architecture in British Columbia.

A.31 “Maximum Overall Building Height”: means the maximum height of the Home, as measured vertically from the highest point or roof ridge to the proposed finished grade at the lowest point adjacent to the building face, inclusive of site retaining walls and terraces.

A.32 “Owner”: means the legal owner of the Development Site or its individual Homesites, as shown on the title to the Development Site or Homesite registered in the Land Title Office.

A.33 “Preconstruction Maintenance Deposit”: means a refundable deposit paid in accordance with the terms and conditions in the Contract of Purchase and Sale made between the Developer and the Owner with respect to the purchase of the Development Site and/or Homesite or as required by the Development Covenant or Design Guidelines.

A.34 “Preliminary Design Submittal”: means the submittal of the Preliminary Design Review Application form, as outlined in Appendix B.1, as well as those materials requested by the DRC in accordance with Section 5.3.

A.35 “Professional Engineer”: means a person appropriately licensed to practice Engineering in British Columbia.

A.36 “Regional District”: means the Thompson-Nicola Regional District in the Province of British Columbia and its successors.

A.37 “Restrictive Covenant”: means the defined restrictions as registered against title to the Development Site and/or Homesite.

A.38 “Statutory Rights of Ways”: See definition in the Disclosure Statement.

A.39 “Strata Corporation”: means a strata corporation established under Section 2 of the British Columbia Strata Property Act.

A.40 “*Tobiano*”: means that area of land owned by the Developer and described in Schedule A of *Zoning Bylaw #1887* in the Thompson-Nicola Regional District.

A.41 “Xeriscape Landscaping”: means landscaping that conserves water and protects the environment, as outlined in the Landscape Guidelines.

APPENDIX B.1

PRELIMINARY DESIGN REVIEW APPLICATION

Project Name: _____

Legal: _____

PID No.: _____

To be completed by Reviewer:

Submittal Date: _____

Meeting Date: _____

Owner's Name: _____

Address: _____ Phone: _____

Email: _____ Fax: _____

Owner's Agent: _____

Address: _____ Phone: _____

Email: _____ Fax: _____

Designated Designer: _____

Address: _____ Phone: _____

Email: _____ Fax: _____

Contractor: _____

Address: _____ Phone: _____

Email: _____ Fax: _____

Designated Landscape Designer: _____

Address: _____ Phone: _____

Email: _____ Fax: _____

Geotechnical Engineer: _____

Address: _____ Phone: _____

Email: _____ Fax: _____

Submit one full size set of plans to scale and one set of plans 11" X 17" of the following, where applicable;

- Survey Plan;
- Site Grading & Drainage Plan
- Floor Plan;
- Roof & Height Plan;
- Elevations and Sections;
- Colour Chart and Material Samples;
- Preliminary Landscape Plan;
- Any other drawings, photos, material or information; and,
- Letter of Authorization from Owner.



APPENDIX B.2

PRELIMINARY HOMESITE INFORMATION

Information should be provided in layout below and placed on cover sheet or Site Plan of Preliminary Design Submittal

Project: _____

Owner's Name: _____

Address: _____

Legal: _____

PID No.: _____

HOMESITE INFORMATION

Homesite Area _____ square metres _____ square feet

Building Envelopes _____ square metres _____ square feet

Building Area _____ square metres _____ square feet

Interiors _____ square metres _____ square feet

Courtyards _____ square metres _____ square feet

Garages _____ square metres _____ square feet

Total Building Footprint _____ square metres _____ square feet

ROOF INFORMATION

Sloped Roof _____ square metres _____ square feet

Flat Roof Area _____ square metres _____ square feet

Total Roof Area _____ square metres _____ square feet

APPENDIX B.3

DEPOSITS & SUBMITTAL FEES

The Compliance Deposit of \$10,000 is per single family Home or \$3000 per multi-family Home, unless otherwise specified by the DRC, to be dealt with in accordance with the provisions of the Development Covenant.*

The Damage Deposit of \$5,000 is per Home, unless otherwise specified by the DRC, to be dealt with in accordance with the provisions of the Development Covenant.*

The Preconstruction Maintenance Deposit of \$2,500 is per Homesite, unless otherwise specified by the DRC, to be dealt with in accordance with the provisions of the Development Covenant.*

Application fees – in the amount of \$1,200 for building review and \$500 for landscape review – are required to compensate the DRC for time spent during the Design Review Process.*

Other fees may be required by the DRC at their discretion.

* Please contact the DRC for the current list of submittal fees.

\$ _____
Compliance Deposit

\$ _____
Damage Deposit

\$ _____
Preconstruction Maintenance Deposit

\$ _____
Design Review Process (Submittal) Fees

Design Review Committee

Date

APPENDIX B.4
FINAL DESIGN SUBMITTAL

Project Name: _____

Homesite Address: _____

PID No.: _____

Owner's Name: _____

Address: _____ Phone No.: _____

Submit one full size sets of plans to scale and one set of plans 11 ½" X 17" of the following, where applicable;

1. Construction Plans and Specifications;
2. Survey;
3. Site Grading & Drainage Plan;
4. Floor Plans;
5. Roof and Height Plan;
6. Elevation and Sections;
7. Colour Chart and Material Samples;
8. Landscape Plan; and,
9. Any other drawings, photos, materials or information requested by the DRC or as needed to clarify the submittal

APPENDIX B.5
FINAL DESIGN APPROVAL



FINAL DESIGN APPROVAL

Owner(s) _____

Homesite/Lot #: _____

Street Address: _____

The Owner's Final Design Submittal is consistent with the Design Guidelines and has received approval from the DRC. The Owner may proceed to obtain a Building Permit from the Thompson-Nicola Regional District based on the approved Final Design Submittal. Prior to commencing construction the Owner and the Owner's Contractor are required to complete and submit to the DRC the Pre-Construction Meeting Checklist Form (Appendix B.6) together with the documents noted therein and attend a meeting with the DRC to review the documents and procedures in accordance with the Design Guidelines

Design Review Committee

Date

APPENDIX B.6

PRE-CONSTRUCTION MEETING ACKNOWLEDGMENT & CHECKLIST



Dear Contractor:

The success of *Tobiano* is based on open communication with the design and construction team.

To ease you through the construction process, the Design Review Committee has developed a package of information that communicates specific Design Guidelines to be distributed at the Pre-Construction Meeting that details the construction process. Please sign below stating that you have received and will review the information included in the Pre-Construction Meeting Package. Please retain one package for your records and return one signed copy to *Tobiano* DRC.

If you have questions regarding the information contained in the package, please contact the Design Review Coordinator to review the items in question.

I, _____, the Contractor (or Agent acting on behalf of the Owner) of Homesite/Lot Number _____, acknowledge receipt of the following items:

- Notice to Proceed (Appendix B.7)
- Design Guidelines
- Verification Survey of Finish Floors (Appendix B.8)
- Verification Survey of Roof (Appendix B.9)
- Environmental Policies and Protocols
- Contract Information Sheet

Contractor/Agent Signature

Date

Pre-Construction Meeting Checklist:

1. Contractor's Home Warranty License and Home Warranty and Liability Insurance information;
2. Construction Schedule;
3. Construction Area Plan illustrating Homesite fencing;
4. Builder's List of Subcontractors;
5. Photographs (labeled) of Homesite and surrounding Properties prior to Construction; and,
6. Contractor Access Form.

Design Review Committee

Date

APPENDIX B.7
NOTICE TO PROCEED



NOTICE TO PROCEED

Owner(s) _____

Homesite/Lot # _____

Street Address: _____

The Owner's Building Permit is consistent with the approved Final Design Submittal and the Design Guidelines. The Owner may commence construction in accordance with the issued Building Permit, approved Final Design Submittal and the Design Guidelines.

Design Review Committee

Date



APPENDIX B.8

VERIFICATION SURVEY OF FINISH FLOORS

To be completed for each Building and returned to *Tobiano* DRC upon completion of finished main floors

Notice is hereby given that:

In regard to the Building and Improvements located at *Tobiano*

Homesite/Lot Number _____

Phase _____

Street Address _____

The finished floor elevations _____, _____, _____, _____,
based on mean sea level, of the described property, has been constructed in accordance
with the Design Review Committee's written approval of the Final Design Submittal.

Builder/Contractor Name (Print or Type) Civil Engineer/Land Surveyors

Signature

Signature

Date

Date



APPENDIX B.9

VERIFICATION SURVEY OF ROOF

To be completed for each Building and returned to *Tobiano* DRC upon completion of finished floors

Notice is hereby given that:

In regard to the Home and Improvements located at *Tobiano*

Homesite/Lot Number _____

Phase _____

Street Address _____

The finished roof elevations _____, based on mean sea level, of the described property, has been constructed in accordance with the Design Review Committee's written approval of the Final Design Submittal.

Builder/Contractor Name (Print or Type)

Civil Engineer/Land Surveyors

Signature

Signature

Date

Date

APPENDIX B.10

CERTIFICATE OF COMPLIANCE/NON-COMPLIANCE – BUILDING



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CERTIFICATE OF COMPLIANCE/NON-COMPLIANCE – BUILDING

Owner(s) _____

Homesite/Lot # _____

Street Address: _____

As of _____, 20____, all Improvements including the Home and other work made or done upon or within the Development Site by the Owner (excluding Landscaping) comply with the approved Final Design Submittal and Design Guidelines for *Tobiano*.

- Non-complying Improvements _____
- Cause or causes of non-compliance _____

Design Review Committee

Date

APPENDIX B.11

CERTIFICATE OF COMPLIANCE/NON-COMPLIANCE – LANDSCAPE



CERTIFICATE OF COMPLIANCE/NON-COMPLIANCE – LANDSCAPE

Owner(s) _____

Homesite/Lot #: _____

Street Address: _____

As of _____, 20____, all landscape work made or done upon or within said Development Site by the Owner (excluding Building) comply with the approved Final Design Submittal and Design Guidelines for *Tobiano*.

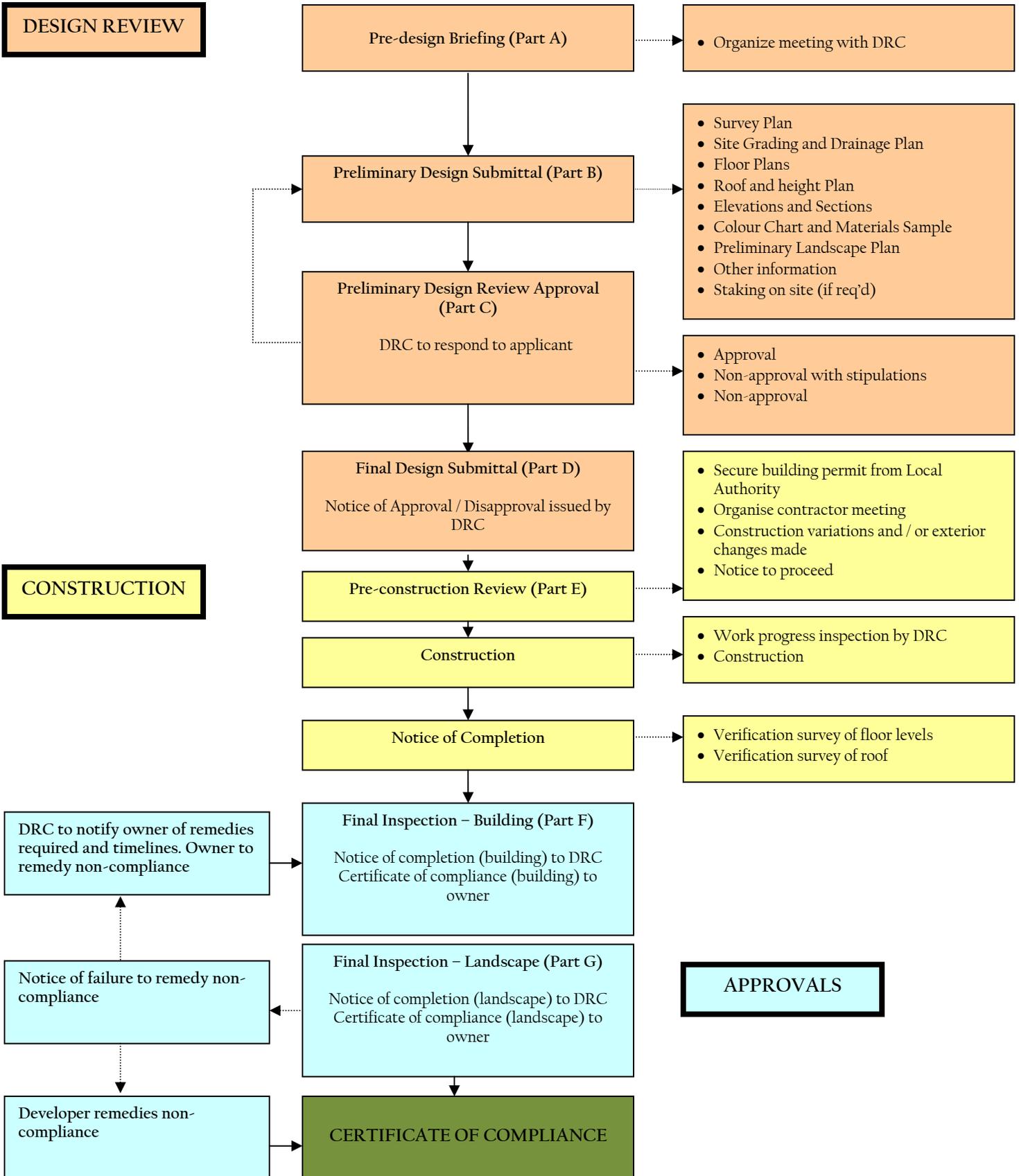
- Non-complying Landscape _____
- Cause or causes of non-compliance _____

Design Review Committee

Date

APPENDIX C

Design Review Process Flow Chart



APPENDIX D

Recommended Plant List

Common Name	Latin Name	Species Suitable Environment
Big Sagebrush	<i>Artemisia tridentate</i>	Dry
Black Hawthorn	<i>Crataegus douglasii</i>	Depressions
Cattail	<i>Typha latifolia</i>	Wetland
Chokecherry	<i>Prunus virginiana</i>	Dry
Douglas Maple	<i>Acer glabrum var. douglasii</i>	Rose thickets in depressions
Gooseberry	<i>Ribes lacustre</i>	Riparian areas & depressions
Great Bulrush	<i>Scirps lacustris</i>	Wetland
Meidiland Rose	<i>Rosa meidiland</i>	Dry to moist
Oregon Grape	<i>Mahonia aquifolium</i>	Dry to moist
Ponderosa Pine	<i>Pinus Ponderosa</i>	Dry
Prairie Rose	<i>Roas wodsii</i>	Dry to moist
Prickly Rose	<i>Rosa acicularis</i>	Dry to moist
Red-osier Dogwood	<i>Cornus stolonifera</i>	Riparian Areas
Rocky Mountain Juniper	<i>Juniperus scopulorum</i>	Dry
Saskatoon Berry	<i>Amelanchier alnifolia</i>	Dry to moist
Snowberry	<i>Symphoricarpos albus</i>	Dry to moist
Trembling Aspen	<i>Populus tremuloides</i>	Copse and riparian
Water Birch	<i>Betula occidentalis</i>	Riparian Areas

Note: Trees and shrubs should be propagated in a climate/region similar to the intended planting areas

APPENDIX D (continued)

Prohibited Plant List

Common Name	Latin Name	Affected Region
Annual Sowthistle	<i>Sonchus oleraceus</i>	Province of British Columbia
Blueweed	<i>Echium vulgare</i>	Province of British Columbia
Burdock	<i>Arctium</i>	Province of British Columbia
Canada Thistle	<i>Cirsium arvense</i>	Province of British Columbia
Common barnyard grass	<i>Echinochloa crusgalli</i>	Province of British Columbia
Common reed	<i>Phragmites australis</i>	Province of British Columbia
Common Tansy	<i>Tanacetum vulgare</i>	North Okanagan Region
Crupina	<i>Crupina vulgaris</i>	Province of British Columbia
Curly pondweed	<i>Potamogeton crispus</i>	Province of British Columbia
Dalmation Toadflax	<i>Linaria genistifolia</i>	Province of British Columbia
Diffuse Knapweed	<i>Centaurea diffusa</i>	Province of British Columbia
Dodder	<i>Cuscuta Spp.</i>	Province of British Columbia
Downy brome (cheat)grass	<i>Bromus tectorum</i>	Province of British Columbia
English ivy	<i>Hedera helix</i>	Province of British Columbia
Eurasian watermilfoil	<i>Myriophyllum spicatum</i>	Province of British Columbia
Field Scabious	<i>Knautia arvensis</i>	Province of British Columbia
Flowering rush	<i>Butomus umbellatus</i>	Province of British Columbia
Gorse	<i>Ulex europaeus</i>	Province of British Columbia
Himalayan blackberry	<i>Rubus discolor</i>	Province of British Columbia
Hoary Cress	<i>Cardaria</i>	Province of British Columbia
Hound's Tongue	<i>Cynoglossum officinale</i>	Province of British Columbia
Japanese Knotweed	<i>Polygonum cuspidatum</i>	Province of British Columbia
Jointed Goatgrass	<i>Aegilops cylindrical</i>	Province of British Columbia
Kentucky bluegrass	<i>Poa pratensis</i>	Province of British Columbia
Leafy Spurge	<i>Euphorbia esula</i>	Province of British Columbia
Marsh thistle	<i>Cirsium palustre</i>	Province of British Columbia
Orange Hawkweed	<i>Hieracium aurantiacum</i>	Province of British Columbia
Ox-eye daisy	<i>Leucanthemum vulgare</i>	Province of British Columbia
Perennial Pepperweed	<i>Lepidium latifolium</i>	Province of British Columbia
Perennial Sowthistle	<i>Sonchus arvensis</i>	Province of British Columbia
Purple Loosestrife	<i>Lythrum salicaria</i>	Province of British Columbia
Purple Nutsedge	<i>Cyperus rotundus</i>	Province of British Columbia
Quackgrass	<i>Elymus repens</i>	Province of British Columbia
Reed canary grass	<i>Phalaris arundinacea</i>	Province of British Columbia
Rush Skeletonweed	<i>Chondrilla juncea</i>	Province of British Columbia
Russian Knapweed	<i>Acroptilon repens</i>	North Okanagan Region
Russian Olive	<i>Eleagnus angustifolia</i>	North Okanagan Region
Scentless Chamomile	<i>Matricaria maritima</i>	Province of British Columbia
Scotch broom	<i>Cytisus scoparius</i>	Province of British Columbia
Scotch Thistle	<i>Onopordum acanthium</i>	North Okanagan Region
Smooth brome grass	<i>Bromus inermis</i>	Province of British Columbia
Spotted Knapweed	<i>Centaurea maculkosa</i>	Province of British Columbia
Spurge laurel	<i>Daphne laureola</i>	Province of British Columbia
St. John's-wort	<i>Hypericum perforatum</i>	Province of British Columbia

APPENDIX D (continued)

Subterranean clover	<i>Trifolium subterraneum</i>	Province of British Columbia
Tansy Ragwort	<i>Senecio jacobaea</i>	Province of British Columbia
Velvetleaf	<i>Abutilon theophrasti</i>	Province of British Columbia
Wild Oats	<i>Avena fatua</i>	Province of British Columbia
Yellow flag	<i>Iris pseudacorus</i>	Province of British Columbia
Yellow Nutsedge	<i>Cyperus esculentus</i>	Province of British Columbia
Yellow salsify	<i>Tragopogon dubius</i>	Province of British Columbia
Yellow Starthistle	<i>Centaurea solstitialis</i>	Province of British Columbia
Yellow Toadflax	<i>Linario vulgaris</i>	Province of British Columbia



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LATITUDE

Appendix S.1

CIRCULATION & PARKING

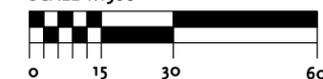
LEGEND

-  Latitude Boundary
-  Golf Course Setback
-  Pedestrian Pathway
-  Public Roadway (9.20 m)
-  Strata Road (5.70 m)
-  Driveways (5.00 m)
-  Visitor Parking (30 Stalls)
-  Underground Parking (46 Stalls)
-  Residential Parking

• Plan for illustrative purposes only.
All content subject to change by the
DRC.



SCALE 1:1500



EKISTICS



Parcel 22

Parcel 24



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LATITUDE

Appendix S.2

UNIT TYPE KEY PLAN

LEGEND

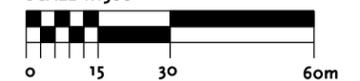
- Latitude Boundary
- Golf Course Setback
- Environmental Management Area
- Feature Paving

		Storeys	Average Floor Area	Total Area
10	Type A	2	1037 sq ft	10370 sq ft
21	Type B	1	972 sq ft	20412 sq ft
27	Type C	2	1241 sq ft	33507 sq ft
14	Type D	2	1348 sq ft	18872 sq ft
11	Type E	2	1496 sq ft	16456 sq ft
9	Type E2	3	1500 sq ft	13500 sq ft
25	Type F	2	1522 sq ft	38050 sq ft
5	Type F2	3	1616 sq ft	8080 sq ft
	Amenity Building			
120	Total			155749 sq ft

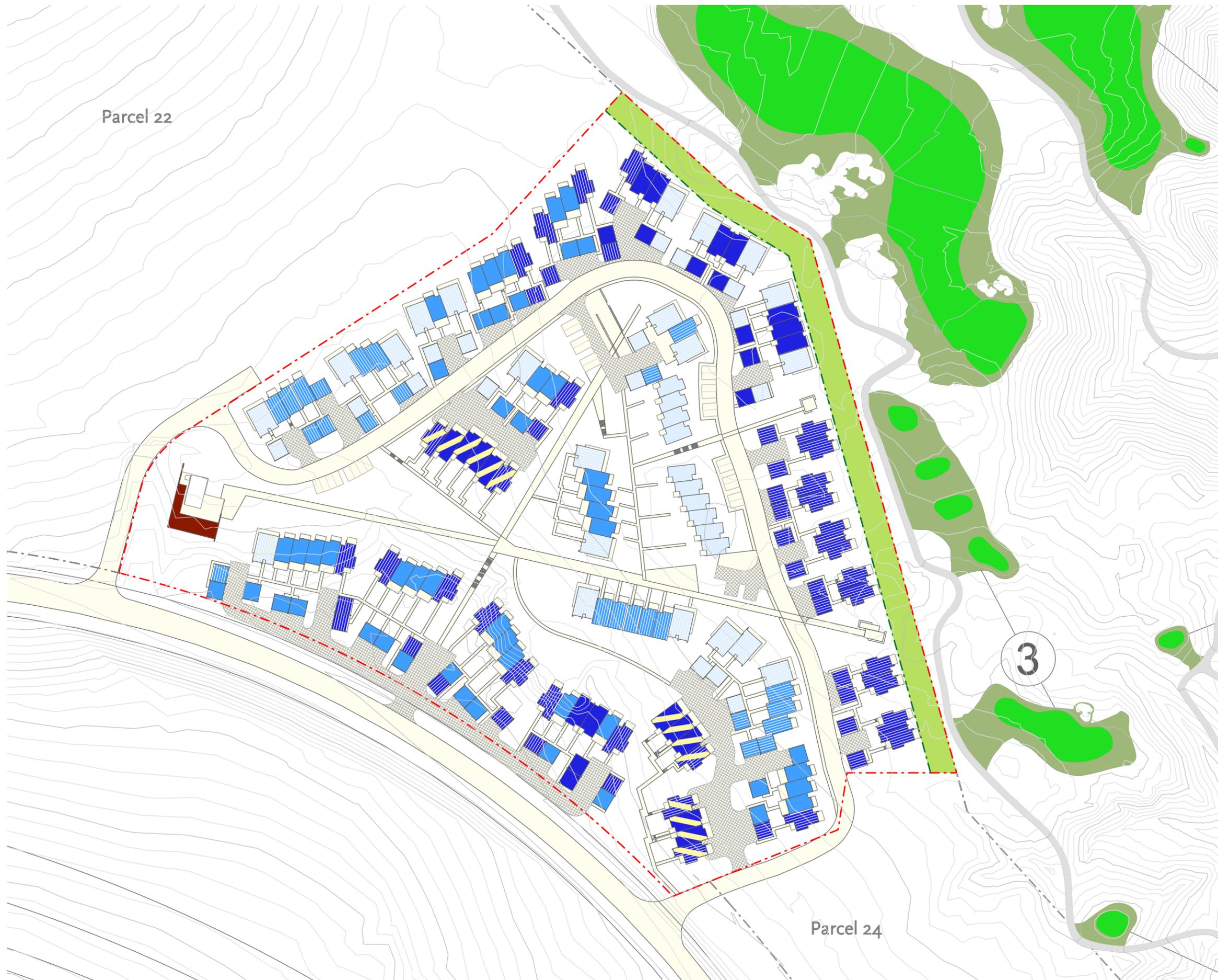
* Plan for illustrative purposes only.
All content subject to change by the DRC.



SCALE 1:1500



EKISTICS



Parcel 22

Parcel 24



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LATITUDE

Appendix S.3

SPECIAL LOT TREATMENTS

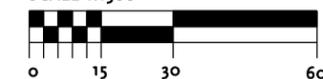
LEGEND

- - - Latitude Boundary
- - - Golf Course Setback
- * Golf-View Homesite
Homes with facades that face onto the golf course require a similar architectural detailing and finish treatment as the front facade of the Home.
- Significant Street Presence
Homes located within visually prominent view corridors along the public street require special architectural detailing and finish treatment.

• Plan for illustrative purposes only.
All content subject to change by the DRC.



SCALE 1:1500



EKISTICS



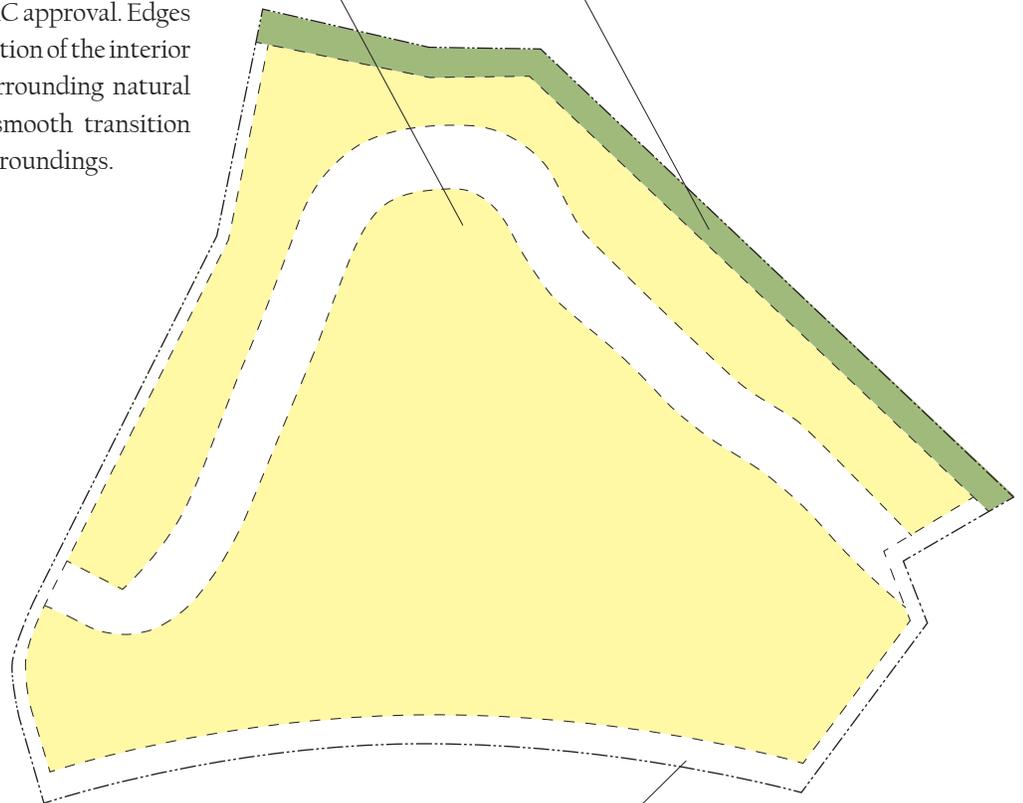
APPENDIX S.4: SETBACKS & MANAGEMENT AREAS

Environmental Management Area

Environmental Management Areas may be established by the DRC as a mechanism to protect visually sensitive areas adjacent to the golf course and/or any other areas designated by the DRC as having high value, sensitivity and/or significance. Adjacent to the golf course the Environmental Management Area shall extend a minimum of 10m in from the property boundary and serve as a building and programmatic setback. The DRC reserves the right to adjust or increase the Environmental Management Area.

Development Area

The Development Area is the portion of the Development Site in which an Owner, or strata corporation, can make an Improvement. Beyond the Development Area are the Environmental Management Area and site setbacks, where Improvements cannot be made without DRC approval. Edges of the Development Area identify the separation of the interior planting and irrigation areas from the surrounding natural landscape. Landscaping shall provide a smooth transition between the Development Area and its surroundings.



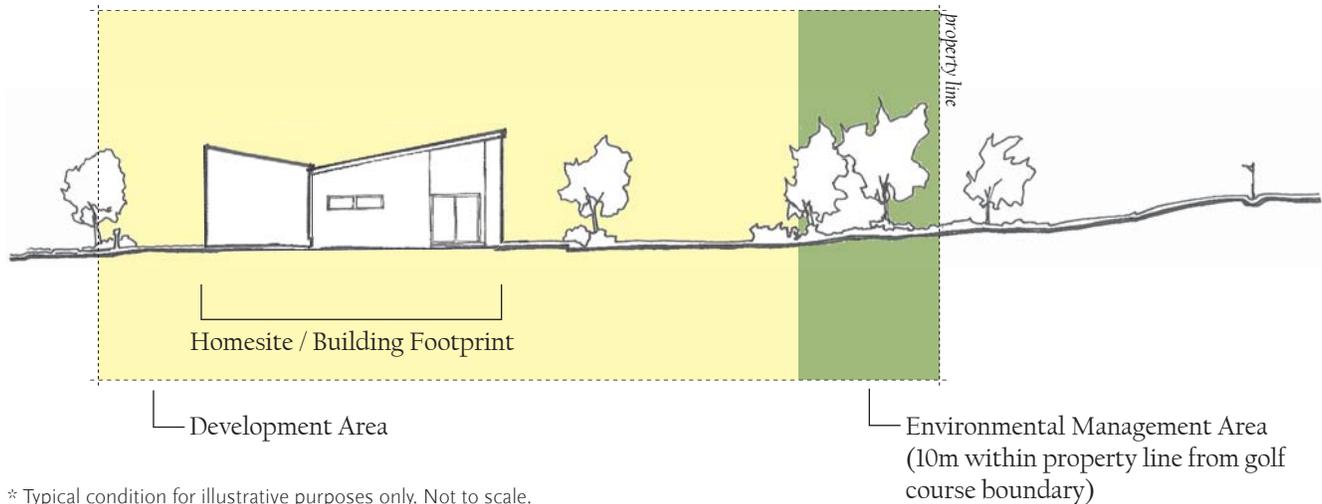
Site Setbacks

Front, side, and road setback lines as defined in Section 3.3, in conjunction with the Environmental Management Area, delineate the maximum potential Development Area. Other potential site constraints, affecting the size of the Development Area, include geotechnical considerations and additional requirements as determined by the DRC.

APPENDIX S.5: GOLF-VIEW SETBACKS

Golf-view Homesites: Units 19 - 43

Golf-view lots along *Tobiano's* championship course enjoy spectacularly framed views of the site and surrounding landscape. An Environmental Management Area has been established as a mechanism to preserve sensitive view corridors from the golf course while protecting residents and visitors from stray or unintentional shots. The Environmental Management Area shall extend a minimum of 10m into the Development Site or such other distance as may be approved by the DRC. To protect sensitive areas, views, or in situations where golf activities may present a hazard to residents the DRC may increase the Environmental Management Area. The Environmental Management Area shall be subject to such use restrictions as may be imposed by the Developer or DRC.



Marking the Setback

Where pedestrian access between the development and golf course is not impeded by the natural terrain a low barrier, less than 24" (60 cm) in height, shall be used to deter entry. The barrier will be located on the development side of the environmental management area, where fronting the golf course, and shall average a minimum of 10m from the property line. For aesthetic reasons the barrier may intrude up to one meter into the setback with approval by the DRC.

Natural materials or finishes shall be used for the barrier, primarily stone and wood, to fit with the natural aesthetic of *Tobiano*. Changes in materials, plantings and/or the use of overlapping forms, should be used to break up long stretches of fence line.

To blend in with the larger context of *Tobiano*, and the surrounding landscape, vegetation shall transition seamlessly across this edge without the aid of irrigation in the environmental management area. Additionally, the environmental management area shall be seeded with the native grass mixture used throughout *Tobiano*, unless otherwise approved by the DRC. Please refer to Section 4 "Landscape Design Guidelines" and Appendix D "Recommended and Prohibited Plant Lists" for further guidance on landscape design and plant choices.

Character images of fence forms and materials.

