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## 1. THE DEVELOPER

- 1.1 **Incorporation:** Parcel 27 LLP is a limited liability partnership registered under LL02323 on July 11, 2022 under the laws of the Province of British Columbia and is the beneficial owner of the 16 Lots being sold.

Parcel 27 Holdings Ltd. is the general partner of the Developer and a company incorporated under the laws of the Province of British Columbia on November 5, 2021, under Incorporation No. BC1332211 and is the registered owner of the 16 Lots being sold.

- 1.2 **Purpose of Incorporation:** Parcel 27 LLP and Parcel 27 Holdings Ltd. were both created specifically for the purposes of developing the bare land Lots in Alder Estates for sale (the “**Development**”) and have no other assets other than their interests in the Development.

- 1.3 **Directors and Officers:** The directors of Parcel 27 Holdings Ltd. are as follows:

<u>Name</u>	<u>Address</u>
Darcy Lance Alexander	1280 Alpine Road Sun Peaks, BC V0E 5N0
Peter Nixon	1280 Alpine Road Sun Peaks, BC V0E 5N0
Amy Blakeney	1280 Alpine Road Sun Peaks, BC V0E 5N0

The officers of Parcel 27 Holdings Ltd. are as follows:

<u>Name</u>	<u>Office Held</u>
Darcy Lance Alexander	President
Peter Nixon	Secretary and Vice President
Amy Blakeney	Chief Financial Officer

- 1.4 **Background:** The nature and extent of the experience of the Directors and Officers of Parcel 27 Holdings Ltd. is as follows:

- (a) Darcy Alexander has been involved for approximately 30+ years in numerous developments at Sun Peaks including McGillivray Creek, Trail's Edge, Trapper's Landing, Echo Landing, Sun Peaks Grand Hotel and Residences, Powder Heights and Altitude, as well as The Benchlands multi-phase subdivision in Kamloops;
- (b) Peter Nixon has been involved for approximately 29 years in a variety of developments at Sun Peaks including McGillivray Creek, Trail's Edge, Trapper's

Landing, Woodhaven, Bridge Gate, Echo Landing, Sun Peaks Grand Hotel and Residences, Powder Heights and Altitude; and

- (c) Amy Blakeney has been involved for approximately 7 years in a variety of developments at Sun Peaks including Echo Landing, Sun Peaks Grand Hotel and Residences, Powder Heights and Altitude.

## 2. GENERAL DESCRIPTION

- 2.1 **General Description of the Development:** The Development known as Alder Estates is a 16 lot residential development located at Alder Court and McGillivray Lake Drive, Sun Peaks, British Columbia. The subdivision includes 3 lots that are being retained by the Developer – Lots 17, 18 and 19 which are not development lots and have a no build covenant registered on title.

The dimensions and location of the Lots are shown on the Subdivision Plan which is attached as **Exhibit “A”**. The Lots are being sold in a bare land state only.

- 2.2 **Permitted Use:** The Lots are located within the Sun Peaks Mountain Resort Municipality and is zoned RS-1A (Residential Single Family One - Tourist Accommodation) pursuant to Zoning Bylaw No. 1400, which allows for Single family dwelling, auxiliary buildings and auxiliary uses, auxiliary residential dwelling unit, home occupation and tourist accommodation limited to one dwelling. Further information and details regarding the applicable zoning requirements and permissible uses can be obtained from Sun Peaks Mountain Resort Municipality at #6 3270 Village Way, Sun Peaks, BC V0E 5N0.

- 2.3 **Building Construction:** The Lots are being sold undeveloped but serviced to the Lot boundaries with water, sewer, electrical, telecommunications and piped underground gas (currently propane) services. Each purchaser will be solely responsible for the development of a residential dwelling on a Lot including obtaining development and building permits. All building construction must be in accordance with the restrictions and design guidelines set out in the Statutory Building Scheme registered against the Lots. As the Sun Peaks Mountain Resort Municipality has included all of the area which includes the Lots within a development permit area as the lands may contain slopes greater than 25%, a development permit may be required at the time of application for a building permit. The Developer already obtained a development permit for the subdivision and provided Sun Peaks Mountain Resort Municipality with a geotechnical report regarding the stability and slope on the land from which the Lots were subdivided and no hazards out of the ordinary were identified. Purchasers will be able to obtain a development permit if they site their habitable buildings within the building envelope (see registered covenant on title) on each lot as well as a providing confirmation from their Geotechnical Engineer of Record confirming responsibility for geotechnical aspects of the construction (including slope stability and establishing safe temporary and permanent slopes).

- 2.4 **Landscaping** The Contract for the sale of the individual lots will require purchasers to complete landscaping on each lot in accordance with an approved plan under the

Statutory Building Scheme within one year of obtaining an occupancy permit for a residential dwelling on the lot. As security for this obligation each purchaser must pay \$20,000 on closing to the Developer which will be forfeited to the Developer if the landscaping obligation is not complied with.

### 3. SERVICING INFORMATION

#### 3.1 Utilities and Services:

- (a) **WATER:** The Lots will be serviced with connections to the community water system operated by Sun Peaks Mountain Resort Municipality. Each owner will be responsible for hook up and use charges in the tariff structure approved by the Comptroller of Water Rights under the *Water Act*.
- (b) **ELECTRICITY:** The Development will be serviced by underground electrical servicing to the individual Lot boundaries. Electricity is provided by British Columbia Hydro and Power Authority. Each Lot will be responsible for hook up charges.
- (c) **SEWERAGE:** The Development will be connected to the sanitary sewer system operated by Sun Peaks Mountain Resort Municipality. The elevation of the sewer service to Lot 12 is 1327.42 and any development below this elevation will or may require the use of a sump pump.
- (d) **GAS:** Natural gas is currently not available as the system in use supplies propane gas. The Developer will install, to the lot lines, an underground piped propane gas distribution system which is operated by Sun Peaks Mountain Resort Municipality. Owners of Lots will be responsible for hook up and associated fees.
- (e) **FIRE PROTECTION:** Sun Peaks Mountain Resort Municipality operates Sun Peaks Fire Rescue. Sun Peaks Fire Rescue, at current, is staffed by three full-time officers and numerous volunteer members who provide fire protection to the residents of Sun Peaks Mountain Resort Municipality.
- (f) **TELEPHONE/CABLE:** The Development will be serviced by underground conduit for telephone and internet service. Telephone service is currently provided by Telus.
- (g) **ACCESS:** Access to the Development Property is by way of a public road known as McGillivray Lake Drive and Alder Court.

All required site work and in ground servicing for the Development was completed prior to registration of the Subdivision Plan. The installation of the BC Hydro power lines, telephone and gas line will occur in early spring and summer of 2024.

### 4. TITLE AND LEGAL MATTERS

#### 4.1 Legal Description: The lots being sold are legally described as:

PID: 032-019-998

Lots 1 -16 District Lot 6526 Kamloops Division Yale District Plan EPP133746

4.2 **Ownership:** Parcel 27 Holdings Ltd. (Inc. No. BC1332211) is the registered owner of the Lots, and holds the legal title for and on behalf of the Developer as the beneficial owner.

4.3 **Existing Encumbrances and Legal Notations:** The following encumbrances and legal notations are currently registered against title to the Lots:

- (a) Legal Notation: This land is subject to the Resort Associations Act and the bylaws of the Sun Peaks Mountain Resort Association filed with the Registrar of Companies;
- (b) Undersurface and Other Exclusions and Reservations No. CB789355 in favour of His Majesty the King in Right of British Columbia (excepting minerals, coal, gas etc. from the original Crown Grant, pursuant to Section 50 of the *Land Act*);
- (c) Covenant No. CB789356 in favour of His Majesty the King in Right of British Columbia restricting further subdivision of the land without prior consent of the Province;
- (d) Covenant No. CB789357 in favour of Sun Peaks Mountain Resort Municipality which sets out wildfire hazard mitigation measures which owners must comply with;
- (e) Statutory Building Scheme No. CB1073573. A copy of which is attached as Exhibit B. This document prohibits the construction of any building except in accordance with the terms of the building scheme. The details of the Statutory Building Scheme are important and purchasers are encouraged to review and satisfy themselves with these restrictions.
- (f) Section 219 Covenant No. CB1073570-CB1073571 in favour of the Sun Peaks Mountain Resort Municipality creating building envelopes within which buildings must be constructed and attaching a geotechnical report with requirements for constructing on the Lots.

Copies of all existing registered charges and encumbrances may be obtained from the Kamloops Land Title Office or the Developer. It is recommended that prospective purchasers independently review and consider these documents.

4.4 **Outstanding or Contingent Litigation or Liabilities:** There are no outstanding or contingent litigation or liabilities in respect of the Lots or against the Developer that may affect the Lots or purchasers.

4.5 **Environmental Matters:** The Developer is not aware of any flooding or drainage overflow hazards with respect to the Development Property. The Developer is not

aware of any dangers or requirements imposed by the Sun Peaks Mountain Resort Municipality or other governmental authority relating to flooding or to the conditions of the soil and subsoil other than as described below. The Development was identified in the Official Community Plan as a steep slope area as some isolated areas exceeded a 25% grade. Accordingly the Developer obtained the geotechnical report attached to the Covenant registered on title under Nos. CB1073570-CB1073571 (see above) and that report did not disclose any particular hazards to be avoided during construction but an owner must still obtain a development permit in addition to a building permit for residential construction which must be located within the building envelopes set out in the covenant.

## 5. CONSTRUCTION AND WARRANTIES

- 5.1 **Construction Dates:** BC Hydro, telephone and gas works will be installed by no later than August 2024. The Municipality didn't require this work to be bonded. The paving and other work for the subdivision is complete.
- 5.2 **Warranties:** There are no warranties provided to purchasers of the Lots by the Developer.

## 6. APPROVALS AND FINANCES

- 6.1 **Development Approval:** The Lots are zoned RS-1A and the subdivision was fully approved and the subdivision plan registered.

## 7. MISCELLANEOUS

- 7.1 **Deposits:** Deposit monies received from a purchaser or lessee shall be held in trust either by the real estate agents as set out below or by the Developer's solicitors in the manner required by the *Real Estate Development Marketing Act*.

Deposits **must be** paid to the applicable real estate agent used by the Developer on the sale who will in due course forward those funds as contractually required to DLA Piper (Canada) LLP "in trust". Deposits may then be forwarded as contractually required to DLA Piper (Canada) LLP in "trust" by realtors' trust cheque.

All deposits will be then be held by the law firm of DLA Piper (Canada) LLP, 2700-1133 Melville Street, Vancouver, BC V6E 4E5 "in trust" as noted in the Contract of Purchase and Sale.

### 7.2 **Purchase Agreement:**

- (a) The form of Contract of Purchase and Sale (the "Contract") that the Developer will be using for the sale of the Lots includes the following provisions for termination of the Contract:
- (i) Section 2 of Addendum "A" attached to the Contract provides that the Contract will terminate unless the Purchaser gives written notice

of satisfaction or waiver of the Purchaser's conditions precedent on or before the specified Condition Date;

- (ii) Section 7 (Time of Essence) of Addendum "A" attached to the Contract states that the Developer may terminate the Contract if the balance of the purchase price is not paid when due on the Completion Date and the Deposit shall be absolutely forfeited to the Vendor without prejudice to the Vendor's other remedies.
- (b) The Contract includes the following provisions for the extension of time for completion of the Contract:
- (i) NONE.
- (c) The Contract includes the following provisions for assignment of the Contract:
- (i) Paragraph 12 (Assignment) of Addendum "A" attached to the Contract provides that the Contract not be assigned unless (a) all or the portion of the Deposit required to have been paid on or before the proposed date of assignment is fully paid; (b) the Vendor's form of assignment is used; and (c) the Purchaser has obtained the written consent of the Vendor, such consent to be in the Vendor's sole discretion and which may be arbitrarily withheld or conditioned.
  - (i) Section 4 of Addendum "A" to the Contract stipulates that the purchaser will not be entitled to the interest, if any, earned on the Deposit.



### EXHIBIT A Subdivision Plan

FORM\_SPC\_V15

KAMLOOPS LAND TITLE OFFICE  
Dec-12-2023 15:15:16.002

**EPP133746**

**SURVEY PLAN CERTIFICATION**  
**PROVINCE OF BRITISH COLUMBIA**      **0878**

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that you are a British Columbia land surveyor and a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250. By electronically signing this document, you are also electronically signing the attached plan under section 168.3 of the act.

**Scott Rhodes**      Digitally signed by Scott  
**WHRVGB**      Rhodes WHRVGB  
Date: 2023.11.10  
09:57:27 -08'00'

1. BC LAND SURVEYOR: (Name, address, phone number)

**Scott Rhodes, BCLS, CLS**  
2079 Falcon Road      250-828-0881  
TRUE Land Surveying      srhodes@true.ca  
Kamloops      BC V2C 4J2      1502-153

Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION:

Control Number: **169-963-9047**

Plan Number: **EPP133746**

This original plan number assignment was done under Commission #: **878**      LTO Document Reference: **CB1073550**

3. CERTIFICATION:

Form 9       Explanatory Plan       Form 9A

I am a British Columbia land surveyor and certify that I was present at and personally superintended this survey and that the survey and plan are correct.

The field survey was completed on:    2023    November    09    (YYYY/Month/DD)    The checklist was filed under ECR#:    276553  
The plan was completed and checked on: 2023    November    09    (YYYY/Month/DD)

None       Strata Form S

None       Strata Form U1       Strata Form U1/U2

Arterial Highway

Remainder Parcel (Airspace)

4. ALTERATION:

PLAN EPP133746

SUBDIVISION PLAN OF  
DISTRICT LOT 6526, KDYD

ALL DIMENSIONS ARE IN METERS  
0 10 20 30 40 50 60 70

THE INTENDED PLOT SIZE OF THIS PLAN IS 9000m IN WIDTH BY 4500m IN HEIGHT (2 SIZE) WHEN PLOTTED AT A SCALE OF 1:750.

GRID BEARINGS ARE DERIVED FROM GNSS DUAL FREQUENCY STATIC BASELINE SURVEYS AND PP101 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 11.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE AS SHOWN ON THE PLAN. THE PLAN IS THE RESULT OF A SURVEY PROCESSED USING NATURAL RESOURCE CANADA'S PRECISE POINT POSITIONING (PPP) SERVICE.

THIS PLAN SHOWS HORIZONTAL, VERTICAL, DISTANCES AND ANGLES OR BEARINGS SPECIFIC TO COMPASS BEARINGS, MEASUREMENTS OF DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.99982. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON A MEAN ELLIPSOIDAL ELEVATION OF 1830m.

LEGEND

- STANDARD IRON POST FOUND
  - STANDARD IRON POST PLACED
  - STANDARD WITNESS POST FOUND
  - STANDARD WITNESS POST PLACED
  - GNSS CONTROL POINT FOUND
  - GNSS CONTROL POINT PLACED
  - DENOTES WITNESS
  - DENOTES NOTHING FOUND
  - DENOTES MEASUREMENT
  - DENOTES BEARING TREE
  - BT DENOTES BEARING TREE
- THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNERS.

BEARINGS TO BEARING TREES ARE MAGNETIC.

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE SUN PEAKS MOUNTAIN RESORT MUNICIPALITY.

THIS PLAN LIES WITHIN THE THOMPSON-NICKOLA REGIONAL DISTRICT.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 16th DAY OF NOVEMBER, 2023.

SCOTT PROBER, BOLS 1678, C.L.S.



201 - 2079 Falcon Road • Kamloops BC V2C 4Z8  
Tel: 250-860-7117  
1845 WARD TRL RD  
DRAWN BY: SP  
DWG FILE: 1502\_153 1/6  
JOB NO.: 1502\_153  
P.L.

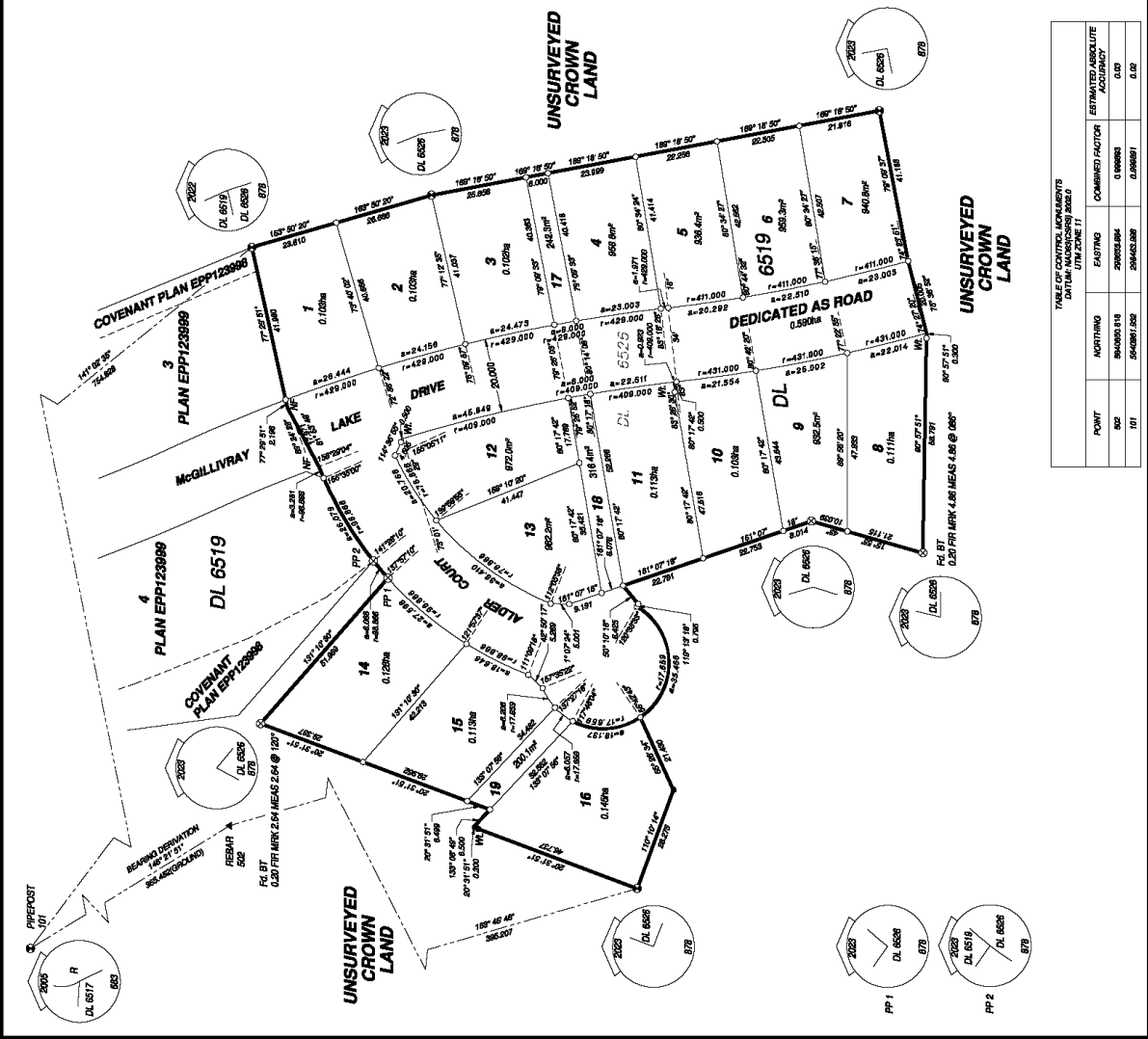


TABLE OF CONTROL MONUMENTS  
FOR THIS PLAN (UTM ZONE 11)

POINT	MORNING	EXISTING	COMBINED FACTOR	ESTIMATED ABSOLUTE ACCURACY
101	544061.036	544061.036	0.99982	0.03
903	544061.036	544061.036	0.99982	0.03

**EXHIBIT B**  
**Statutory Building Scheme**



**Charge, Notation or Filing**

**KAMLOOPS LAND TITLE OFFICE**  
DEC 12 2023 15:15:16.007  
**CB1073573**

1. Application Deduct LTO Fees: Yes Document Fees: \$78.17

**Brian MacKay, DLA Piper (Canada) LLP  
Barristers & Solicitors  
1133 Melville Street, Suite 2700  
Vancouver BC V6E 4E5  
604.687.9444**

File Number: 015436-00035 (cgs)

2. Description of Land

PID/Plan Number	Legal Description
<b>EPP133746</b>	<b>DISTRICT LOT 6526 KAMLOOPS DIVISION YALE DISTRICT PLAN EPP133746</b>

3. Nature of Charge, Notation, or Filing

Type	Affected Number	Additional Information
<b>STATUTORY BUILDING SCHEME</b>		

4. Person Entitled to be Registered as Charge Owner

**NOT APPLICABLE**

<p><b>Electronic Signature</b></p> <p>Your electronic signature is a representation that</p> <p>(a) you are a subscriber under section 168.6 of the <i>Land Title Act</i>, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and</p> <p>(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the <i>Land Title Act</i>, RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.</p>	<p><b>Brian Douglas MacKay TX4JTD</b></p> <p><b>Digitally signed by Brian Douglas MacKay TX4JTD Date: 2023-12-12 14:48:46 -08:00</b></p>
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LAND TITLE ACT

**FORM 35**

(Section 220(1))

**DECLARATION OF BUILDING SCHEME**

NATURE OF INTEREST: Charge: Building Scheme

HEREWITH FEE OF \$76.32

Address of person entitled to apply to register this building scheme: 1280 Alpine Road

Sun Peaks, BC V0E 5N0

Full name, address, telephone number of person presenting application:

**Brian Douglas MacKay**  
**DLA PIPER (CANADA) LLP**  
**Barrister and Solicitor**  
**2700 - 1133 Melville Street**  
**Vancouver, BC V6E 4E5**  
**Telephone No. (604) 687-9444**  
**Client No. 10371 File Ref. 015436-00035**



\_\_\_\_\_  
Signature of Solicitor

PARCEL 27 HOLDINGS LTD. (Inc. No. BC1332211) of 1280 Alpine Road, Sun Peaks, British Columbia, V0E 1Z1 declares that:

- (a) Parcel 27 Holdings Ltd. is the registered owner in fee simple of the following land (hereinafter called the "Lands") located in the Sun Peaks Mountain Resort Municipality:

PID:-----  
Lot 1 District Lot 6526 KDYD Plan EPP133746

PID: \_\_\_\_\_  
Lot 2 District Lot 6526 KDYD Plan EPP133746

PID: \_\_\_\_\_  
Lot 3 District Lot 6526 KDYD Plan EPP133746

PID:-----  
Lot 4 District Lot 6526 KDYD Plan EPP133746

PID: \_\_\_\_\_  
Lot 5 District Lot 6526 KDYD Plan EPP133746

PID: \_\_\_\_\_  
Lot 6 District Lot 6526 KDYD Plan EPP133746

PID:-----  
Lot 7 District Lot 6526 KDYD Plan EPP133746

PID: \_\_\_\_\_  
Lot 8 District Lot 6526 KDYD Plan EPP133746

PID:-----  
Lot 9 District Lot 6526 KDYD Plan EPP133746

PID: \_\_\_\_\_  
Lot 10 District Lot 6526 KDYD Plan EPP133746

PID: \_\_\_\_\_  
Lot 11 District Lot 6526 KDYD Plan EPP133746

PID:-----  
Lot 12 District Lot 6526 KDYD Plan EPP133746

PID: \_\_\_\_\_  
Lot 13 District Lot 6526 KDYD Plan EPP133746

PID: \_\_\_\_\_  
Lot 14 District Lot 6526 KDYD Plan EPP133746

PID:-----  
Lot 15 District Lot 6526 KDYD Plan EPP133746

PID: \_\_\_\_\_  
Lot 16 District Lot 6526 KDYD Plan EPP133746

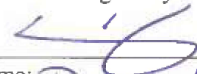
PID: \_\_\_\_\_  
Lot 17 District Lot 6526 KDYD Plan EPP133746

PID:-----  
Lot 18 District Lot 6526 KDYD Plan EPP133746

PID: \_\_\_\_\_  
Lot 19 District Lot 6526 KDYD Plan EPP133746

(b) That Parcel 27 Holdings Ltd. hereby creates a building scheme relating to the Lands.

- (c) A sale of any of the Lands is subject to the restrictions enumerated in the Schedule of Restrictions attached hereto.
- (d) The restrictions shall be for the benefit of all the Lands.

Officer Signature(s)	Execution Date			Party(ies) Signature(s) (ALL SIGNATURES TO BE IN BLACK INK)
	Y	M	D	
b.c. (Signature)	23	12	12	<b>PARCEL 27 HOLDINGS LTD.</b> by its authorized signatory  Print Name: Peter Nixon
Serenity Currie (Print Name)				
1250 Alpine Rd Sun Peaks (Address)				
Exec. Asst. (Professional Capacity)				

OFFICER CERTIFICATION:

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

LAURA SERENITY CURRIE  
 A Commissioner for Taking  
 Affidavits for British Columbia  
 My Commission expires March 31, 2025  
 No. 2022-0537  
 1280 Alpine Rd, Sun Peaks BC, V0E 5N0

### SCHEDULE OF RESTRICTIONS

- (a) **Definitions.** For the purposes of this Building Scheme the following words or phrases shall have the following meanings:

**"Administrator"** means Parcel 27 Holdings Ltd.

**"Authority"** means any municipal, provincial or other governmental authority having jurisdiction over the use and development of the Lands including without limitation the Sun Peaks Mountain Resort Municipality and the Thompson-Nicola Regional District;

**"Building Scheme"** means this Declaration of Building Scheme and includes the Design Guidelines;

**"Design Guidelines"** means the design guidelines attached as Exhibit "A" to this Building Scheme;

**"Force Majeure"** means if an owner is bona fide delayed or hindered in or prevented from the performance of any covenants or acts required in accordance with this Building Scheme by reason of strike or labour dispute, inability to procure materials or services, failure of power, riots, insurrection, sabotage, rebellion, war, act of God or other reason of a like nature which is not the fault of the owner and not a delay caused by lack of funds or other financial reason;

**"Improvements"** means and includes, but is not limited to, buildings and outbuildings appurtenant thereto, parking areas, storage areas, fences, walls, hedges, landscaping, plantings, poles and any structures of any type or kind located above or below ground, and includes the excavation or removal of any fill or ground cover and any land fill or deposit of any soil or other like substance for the purpose of preloading or otherwise;

**"Lands"** means the Lands as defined in the Building Scheme to which these Restrictions are attached;

**"Lot"** or **"Lots"** means in the singular or plural any one or more of any portion of the Lands constituting a single legally subdivided area in accordance with the requirements of the *Land Title Act*;

**"Owner"** means a person registered in the Land Title Office as the owner of a Lot;

**"Plans and Specifications"** means those plans and specifications for proposed Improvements which will include, without limitation the plans described in section 3.

- (b) **Restrictions.** The following restrictions apply to all Lots within this Building Scheme:

- a. No Improvement may be constructed, installed or replaced on a Lot unless the Plans and Specifications for the Improvement have been approved in advance by the Administrator in accordance with section 3;

CAN: 43058541.12



- b. No Improvements on any Lots may be used for human occupation or habitation unless the Improvements comply with the Plans and Specifications approved by the Administrator;
- c. No Improvement may be constructed on a Lot unless the Improvement does or will comply with all applicable zoning, land use and building laws, bylaws, regulations and orders;
- d. None of the Lots charged by this Building Scheme may be further subdivided (including by way of strata plan) without the prior written approval of the Administrator;
- e. No trees or vegetation may be removed from any tree preservation zones (as shown in any approved Plans and Specifications) without the prior written approval of the Administrator;
- f. No Improvements on a Lot may be used for personal habitation or otherwise occupied after one year after substantial completion of a residential dwelling on the Lot unless the Owner has completed the landscaping of the Lot in accordance with the Plans and Specifications approved by the Administrator for the Improvements;
- g. No individual water wells or systems are permitted to exist on any Lot;
- h. No septic field systems are permitted on any Lot;
- i. No overhead power, telephone or cable lines or poles are permitted on any Lot;
- j. No signs are permitted on any Lot except:
  - i. a wood sign no larger than 0.2 square metres which states either the last name of the Owner of the Lot, the street number or name of the property or any combination of the above; or
  - ii. a non-illuminated sign of less than 0.3 square metres advertising the Lot for sale or lease;
- k. No temporary structures, trailers or residences are permitted on any Lot except for use during a period of construction not to exceed two years except with the prior written approval of the Administrator;
- l. No house trailer, travel trailer, mobile home, camper, recreation vehicle or similar vehicle capable of providing overnight accommodation and no unlicensed vehicles, commercial trucks, boats, snowmobiles, equipment or machinery are permitted to be located, kept or stored on any Lot except within enclosed roofed buildings or garages or in any area with adequate screening as approved in writing by the Administrator;

- m. No satellite dishes are permitted on any Lot except for the digital type which are less than 600 millimetres in diameter and provided that any satellite dish mounted in an area that is adequately screened from view from the street, the ski hill and any adjoining Lots;
  - n. No rubbish, debris, garbage or waste of any nature whatsoever is allowed to accumulate upon or be stored upon any Lot;
  - o. No poultry, swine, sheep, horses, cows, cattle, goats, chickens, roosters or other farm animals or livestock are permitted to be kept on any Lot except only domesticated household pets, provided that domesticated household pets may not be kept for sale or in a way in which those domesticated household pets may be or become an annoyance or a nuisance to the Owner of any of the other Lots;
  - p. No solid fuel (wood, coal, pellets, etc.) burning fireplaces, stoves or furnaces are permitted at any time to be installed on or used on any Lot provided that this shall not restrict the use of electric fireplaces or propane or natural gas burning appliances which are certified as clean burning;
  - q. No owner shall permit the construction of any Improvements before 8:00 a.m. or continue later than 8:00 p.m. provided that an Owner will be subject to any other rules and regulations of any governmental authority which may further restrict the time of construction activities.
- (c) **Request for Plan Approval.** In requesting approval by the Administrator, the following are the Plans and specifications which must be provided to the Administrator under this Building Scheme in triplicate:
- a. Site Plan at a scale not smaller than 1:100 clearly illustrating the footprint of all proposed structures and improvements, location of driveways, walkways and parking areas, front, rear and side yard dimensions and lot grading and drainage at 0.5m intervals and which plans must show the footprint of buildings on immediately adjacent properties to assist in site line review;
  - b. Dimensioned floor plans, at a scale not smaller than 1:100, of each floor of all proposed improvements and structures;
  - c. Landscape Plan showing location of tree preservation areas, retaining walls, fences and proposed plants and trees;
  - d. Dimensioned elevation plans at a scale not smaller than 1:100 of all proposed improvements and structures clearly illustrating building size, height, exterior materials, finishes and colours, roof design, slope and materials;
  - e. Roof Plan indicating surface areas of all roof planes and including a roof height calculation table an example of which is attached as Exhibit C;

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- f. Construction Drainage Plan clearly illustrating method of runoff quality control during construction and location of fencing to preserve watercourse vegetation buffers where applicable.

In addition to the foregoing, an Owner may, prior to obtaining approval for an Improvement, be requested to provide materials and/or colour samples. The Administrator shall consider all Plans and specifications submitted to it for compliance with the Design Guidelines and such other factors as the Administrator may in its discretion deem appropriate.

- (d) **Notice to Administrator.** Any notice or Plans and Specifications to be delivered to the Administrator shall be delivered personally or sent by pre-paid mail to:

Parcel 27 Holdings Ltd.  
1280 Alpine Road  
Sun Peaks, BC V0E 5N0

Attention: Chief of Development and Infrastructure

or to such other address as the Administrator may specify. Notice to an Owner may be given as the Owner may request or the Administrator may give any notice by delivering personally or by pre-paid mail to the address of the Owner as shown on title to a Lot.

Any communication will be considered to have been given and received on the day of actual delivery or in the case of communication sent by mail, on the date of actual receipt by the Administrator.

- (e) **Exemption by Grantor.** Pursuant to section 220(3) of the Land Title Act, Parcel 27 Holdings Ltd. as the grantor of this Building Scheme, hereby reserves the right to exempt any Lot or Lots remaining undisposed of at the time of the exemption from all or any of the restrictions and benefits in this Building Scheme.

**EXHIBIT "A"**  
**DESIGN GUIDELINES**  
**DESIGN GUIDELINES**  
**SINGLE FAMILY RESIDENTIAL LOTS**  
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## **1 PURPOSE**

The purpose of these design guidelines is to ensure that a high standard of architectural appearance and landscaping compatible with neighbouring lots and that the ambience of the mountain resort community is maintained in this single family subdivision at Sun Peaks Resort.

## **2 SITE DEVELOPMENT**

**2.1 Building Siting.** The placement of buildings should respect the site by fitting into the existing topography. Building siting should respond to the following:

- (a) Topography and lot shape
- (b) Geological/soil conditions
- (c) Hydrology, flood elevations, and drainage systems
- (d) Existing vegetation
- (e) Views into and out of the site
- (f) Solar exposure
- (g) Access and circulation
- (h) Snow management
- (i) Parking and driveway grading

The design and siting for a proposed building must respond to the existing and/or future planned development on adjacent lots. The proposed project must take into consideration its effect on privacy, view lines and overshadowing of the neighbouring properties.

**2.2 Lot Clearing.** In keeping with the objective of creating a subdivision that blends into the surrounding topography, every effort should be made to maintain areas of natural vegetation within each lot. The site plan must indicate areas where natural vegetation is to be preserved (tree preservation zones) and the provision of snow fencing should be used for the tree preservation zones. Despite encouraging retention of natural vegetation and the provision of list of native plants in Exhibit B to this Building Scheme, wildfire hazard mitigation should be a priority and vegetation within a Lot should incorporate FireSmart BC recommendations.

**2.3 Grading and Drainage.** Buildings and driveways should be located carefully on the site with every effort made to minimize grading and excavation. All proposed grading must be shown on the site plan submitted for approval. Grading and drainage requirements of a lot must be resolved within the property boundary and all cuts and fills must blend into the existing site conditions.

Man-made slopes cannot be steeper than 2:1 (horizontal:vertical) without the incorporation of retaining walls. Where necessary, banks may be stabilized by the use of retaining walls

constructed of an approved manufactured concrete or stone retaining wall system. Retaining walls over 1.5 metres in height must be engineered.

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

Run-off from roofs, ground pavement, and snow storage areas must be collected and directed to natural or improved drainage systems within the lot. Connection to the sanitary sewer system is prohibited. Roof leaders should be connected to the storm sewer stubs if such are available. The storm sewer is a green 100 mm diameter PVC pipe.

**2.4 Walls and Fences.** Walls and fences may be used to provide privacy or patio area screening. The placement of walls and fences should respect existing land forms, follow existing contours, and fit into existing land massing, rather than arbitrarily following parcel boundary lines. The design of fences and walls should harmonize with the site and the building on it in scale and appearance.

All fences and walls must be constructed of wood or natural stone. Chain link and wire fencing are prohibited.

The maximum height for fences and hedges acting as fences is 1 metre in front set-backs and 2 metres in all other set-back areas.

The use of landscaping and lattice work in lieu of fences is encouraged.

#### **2.5 Driveways.**

All driveways must be paved in asphalt, concrete, or unit pavers within one year of occupancy. Concrete must have either a broom or exposed aggregate finish. For clarity, gravel driveways are not permitted.

The maximum permitted driveway slope under the Building Scheme is 15%. Any grades over 10% must be heat traced.

**2.6 Landscaping.** The landscape design for the lot should integrate new planting with existing vegetation on the lot. All planting materials installed along the edges of retained natural vegetation buffers should be native or indigenous plant material as specified in Exhibit B.

The grouping of trees and shrubs is encouraged to avoid a scattered appearance. Ornamental planting is discouraged except in protected areas. Planting in "snow dump" areas must be able to survive the impact of heavy snow build-up. Trees should be a minimum of 2 metres in height when planted. Minimalistic landscaping primarily with rocks and ground cover are not permitted

No proposed site planting should block the sun or interrupt major view lines from adjacent lots.

**2.7 Utilities.** The developer shall provide underground utilities to the boundary line of each lot. The cost of connection to these services and all connection or inspection fees levied by the utility suppliers are the responsibility of the lot owner. Owners must apply to each utility supplier

and comply with their regulations regarding connection procedures.

- (a) **Water.** Each building must be connected to the community water system operated by Sun Peaks Mountain Resort Municipality. No individual water wells or systems shall be permitted or allowed on any Lot. No water from any stream, culvert, ditch or pond shall be diverted, damned, drained or tampered with without the written consent of the Administrator and BC Environment. Each Owner will be required to install, at their cost, a water meter in the water service line immediately downstream of the point the water service line enters the structure. The make and model of the water meter must meet the specifications of Sun Peaks Mountain Resort Municipality and include a remote readout located on the exterior of the building.
- (b) **Sanitary Sewer.** Each building must be connected to the community sewer system operated by Sun Peaks Mountain Resort Municipality. Buildings must be designed so that the sewer works will drain by gravity or alternatively, sewage pumps must be installed and maintained at the cost of the Owner of the Lot.
- (c) **Electricity.** The electrical service is provided by way of underground conduit to the Lot boundary. No overhead power lines are permitted to be installed on the Lots.
- (d) **Cable/Telephone.** The cable and telephone service is provided by way of underground conduit to the Lot boundary. No overhead telephone lines are permitted to be installed on the Lots.
- (e) **Propane Gas.** A propane gas line and meter will be supplied by Sun Peaks Mountain Resort Municipality at the Owner's cost. Owners must submit an application for propane service including a copy of their approved building plans to Sun Peaks Mountain Resort Municipality to arrange for installation of the service.

### 3 BUILDING DESIGN

**3.1 Building Massing and Proportion.** A certain degree of varied massing is encouraged in the building design to create interesting streetscapes. Two storey block shaped buildings without variation in massing will not be approved. Extremely free form structures with no sense of unity are also not acceptable.

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

#### 3.2 Roof Design.

- (a) **Shape.** Roof shape is a major element of building form. It should be clear, when looking at the building, that the function of the roof is to provide covering for the building. A unified composition of sloping roofs is recommended. A minimum of four roof planes on the principal dwelling (excluding the garage) are required. Roofs that descend close to the ground (i.e. A-Frames, Gothic Arches) and inverted or V shapes are not permitted.
- (b) **Slope.** Roofs must be designed to carry the snow load with slopes between 3 in 12



and 7 in 12 (vertical to horizontal). Variations in roof slopes are highly encouraged between roof planes and this variation may be a condition of plan approval.

(c) **Materials.** Acceptable roofing materials are patterned metal, clay or concrete tiles, slate and certain high profile fibreglass/asphalt composite shingles of a quality to be approved in advance by the Administrator. Other types of asphalt shingles are prohibited. Wood shake roofs and waterproof membrane as finished look are prohibited because of their inherent fire risk. The five acceptable colour finishes for roof materials are: slate grey, terra cotta red, brown, light green and black.

(d) **Roof Details.** The thoughtful placement and design of roof elements such as dormers, clerestories, skylights, chimneys, gable and eave details contribute greatly in creating an interesting roofscape.

Dormers may have shed, gable or hip roofs with a slope that varies from the main roof. They can be located at the edge or within the field of the main roof. There should be adequate space between dormers (and other roof features) to avoid snow bridging.

Generous roof eaves or overhangs are encouraged to provide protection to walls and openings from wind and snow. The minimum overhang width is 0.6 metres.

Deep, layered and well detailed fascia boards reflect the importance of the roof and are the preferred design aesthetic. For example a 1" x 8" fascia board should be overlaid with a 1" x 6" or a 1" x 4" board.

Acceptable soffit finish materials are tongue and groove wood boards or panels and textured stucco or other materials approved in advance by the Administrator (which may include metal or aluminum). The finish material should complement or be the same as the exterior wall finishes. Soffit colour must be approved. Soffit vents and vents in gable ends should be designed from an aesthetic as well as functional point of view.

All flashing and roof stacks or vents must be in a prefinished colour or painted to match the roof colour.

(e) **Roof Appurtenances.** Roof-top vent shafts, mechanical equipment etc. shall be confined within the roof and within roof dormers and shall not protrude from the roof visibly.

Satellite dishes are not permitted on the roof top.

Chimneys and chases on the roof should be located near the ridge to reduce their required height and minimize the potential damage from sliding snow. Snow splitters are recommended.

Chimney exteriors must be finished with stucco, stone, brick or wood. A flat top is preferred with side venting of the flue (with a flat cap and spark arrester). Exposed metal or concrete block chimneys are not permitted.

### 3.3 **Exterior Facades.** The exterior facade should convey a rural rather than urban character.

Rough outdoor construction is encouraged.

Walls should be heavily articulated with recesses, balconies, bay windows, etc. Large areas of unbroken wall which are highly visible are not acceptable.

(a) **Materials.** The exterior walls of a building should be surfaced in one or more of the following materials:

- (i) Stone or cultured stone and stone veneer, river rock or ledge stone look preferred
- (ii) Wood siding, logs or shingles
- (iii) Pastel Coloured Stucco
- (iv) Hardi board plank with defined wood grain overlaid with board and batten

The following exterior surface treatments are prohibited:

- (i) Brick (except as an accent)
- (ii) Plastic Siding
- (iii) Vinyl Siding
- (iv) Aluminium or metal siding
- (v) Asphalt siding
- (vi) Exposed concrete (except for foundations)
- (vii) Exposed masonry block
- (viii) Glass block

The lower wall surface (up to 1.2 metres above finished grade) should be protected from extreme weathering and staining resulting from snow accumulation. Wall finishes such as textured concrete, heavy timber or stone veneer are recommended.

Acrylic (pre-coloured) or painted stucco is an acceptable material for upper walls provided that it is used in combination with wood detailing such as window trims and frames, soffit trim boards, balcony guard rails etc. Large unbroken areas are not acceptable. It is encouraged that no more than 85%, excluding windows, of one material (e.g. stucco) comprise the exterior facade.

Peeled or shaped logs, board and batten, shingles or horizontal, vertical or diagonal wood siding are all acceptable wood finishes. The proposed pattern including board width and profile must be submitted for approval. Narrow boards that give a clapboard profile will not be approved.

The exterior finishes should be continuous around the building or terminate at a logical juncture in the wall. (i.e. at an inside rather than an outside corner.)

(b) **Colors.** Vibrant pastel colours are encouraged as the predominant building or wall colours. The commercial village core at Sun Peaks contains many examples of these colours. The Administrator will also have approved colour palettes available. Trims must be a different colour than walls and a minimum of 4" wide. **Both the main building/walls and the trim colours must be approved in advance by the Administrator.**

If wood or stone is used as the primary material, the predominant tone should tend toward warm, earthy hues - whether in the natural patina or weathered colour of the wall surface itself or the colour of the paint, stain or other coating. Bright and dramatic colours can be used for accent on exterior wall areas.

If Hardie board or plank is used, only the trim can be dark colours and must be one of the following colours available in Hardie Board: Night Gray, Evening Blue, Iron Gray, Deep Ocean and Rich Espresso. The Administrator will have a colour palette available to confirm these colours.

(c) **Windows, Doors and Balconies.** Windows, doors, porches, decks and balconies form an important part of a building's character and appearance. They should be well placed individual units. When used in combination, care should be taken to unify the composition and fit the scale of the building facade.

The use of feature windows such as bay, box, arched, ecker or triangular, recessed or chambered is encouraged. The street facade must contain a minimum of one feature window of a minimum size of two feet by two feet.

Windows with very large expanses of uninterrupted glass (i.e. no mullions or muntin bars) are discouraged.

Window frames should be wood (painted or stained) or wood clad with vinyl or metal (prefinished colour to be approved). The Administrator may consider the use of metal or solid vinyl frames on a case by case basis, after reviewing the window specifications. Preference will be given to window frames, casings, sills and trim which most resemble wood windows.

Window glazing may be clear or blue/green solar tint. Stained, etched and frosted glass is allowed. Solid coloured glass and reflective or mirrored glazing is not permitted.

Lower level windows should be at least 0.6 metres above ground to prevent blockage from snow in winter.

Windows located in dormers must allow for snow build up on the roof.

Exterior doors should be solid wood (painted or stained) or other material approved in advance by the Administrator. Window side lights around the main entrance are encouraged.

Overhead sectional garage doors should be wood, vinyl or high quality metal (colour to be approved). Designs which incorporate windows and raised panels are encouraged as they

break up the large expanse of the door. The building face around the door should be well articulated (recess door, introduce columns or brackets, etc.) to reduce the visual impact of the door and connect it to the architectural character of the house.

Balconies should be recessed and/or have large overhanging roofs to protect them from snow build up. Drainage from balconies should be designed to prevent unsightly staining of walls below. The visible underside of balconies should be painted or stained or finished in soffit material appropriate to the rest of the building.

(d) **Decks, Terraces and Exterior Stairs.** These are transitional elements which connect the building to the surrounding landscape. Care should be taken to make this connection as strong as possible. Natural building materials should be used in their construction.

Decks must be of pressure treated wood construction (floor and guard-rails) and should be connected to the ground with massive supports such as stone, substantial sized log or large pressure treated wood posts. Guard-rails may include tempered glass or plexiglass provided the supports are wood.

Terraces and stairs should be constructed of stone, concrete or brick pavers (alone or in combination). Large areas of concrete should have a non-slip surface such as exposed aggregate or broom finish and be broken into smaller sections by pressure treated wood dividers.

Exterior stairs over 0.6 metres high should be incorporated into the overall form of the building.

Posts are to be a minimum of 8" x 8" to give proportion.

**3.4 Water Conservation.** In order to minimize the impact of the development on the environment, the water supply and sewage treatment systems at Sun Peaks Resort have been sized to meet the needs of a community which uses water conserving plumbing fixtures including ultra low flush (ULF) toilets and low flow taps and shower heads in all buildings in the resort. The use of this type of plumbing fixtures is **mandatory** for all construction within the Resort Area and will be a condition of connection to the community water and sewer system.

Plumbing fixtures must comply with all municipal requirements and the following specifications:

- (i) Toilets - Ultra Low Flush (ULF) - Maximum of 6.0 litres per flush
- (ii) Shower Nozzles - Low Flow - Maximum flow rate of 9.5 litres per minute
- (iii) Lavatory Taps - Low Flow - Maximum flow rate of 8.3 litres per minute
- (iv) Garburators - not permitted.

**3.5 Electrical Energy Conservation.** Owner/Builders, wherever possible should incorporate the latest energy efficient design and construction techniques. BC Hydro, through its Power Smart division offers various incentive programs for the installation of energy conserving features in new construction. Designers are advised to contact BC Hydro directly to determine which program is

applicable to their development. Solar panels while allowed, must have the placement and appearance approved prior to installation.

**3.6 Fireplaces and Furnaces.** Since there are frequent temperature inversions in the Resort Area which could trap fireplace emissions, solid fuel (wood, coal, pellets, etc.) burning fireplaces, stoves and furnaces are prohibited. Only electric or propane or natural gas burning appliances (fireplaces, stoves and furnaces) certified as clean burning will be permitted.

#### 4 SNOW MANAGEMENT

The effects of snow and ice build-up, if improperly handled, can be destructive to buildings, pose risks to pedestrians and vehicles, and impose high on-going snow removal and maintenance costs.

**4.1 Owner/Builder's Responsibility.** Snow management is the responsibility of each Owner/Builder. The basic building form must be conducive to snow management. The principals of snow management should be considered at the conceptual design through to the preparation of final building plans.

Snow from roofs must not shed onto adjoining streets or properties.

**4.2 Snow Accumulation.** Snow must be positively shed or positively retained. Consider the effect of snow diverters, snow retainers, roof pitch and roof materials on snow retention. Snow diverters or snow retainers should be designed as an integral part of the roofscape. Snow retainers are the preferred solution.

**4.3 Entrances.** Entrances must be protected from shedding snow by dormers, angled roofs, canopies or other means.

Consider the potential hazard of icicles dropping onto entrances.

Ensure access to garages are protected from snow shed, and will be functional in harsh winter conditions. Protect these areas from snow and ice accumulation.

**4.4 Building Projections.** Roofs dumping snow onto a series of lower roofs or onto a lower roof from great height can cause extreme snow loads or impact loads respectively.

Consider the effect of heavy snow dump or sliding snow on projections such as balconies or eaves. Buildings should be planned so that the balconies are covered or recessed.

**4.5 Roof Detailing.** Snow splitters must be substantial, and fitted to all projections on sloped roofs which are not located close to the roof ridge ( e.g. chimneys, vents, skylights, etc.).

Eaves troughs or built-in gutters should be large enough and strong enough to handle snow build-up and should be designed to incorporate heat tracers underneath. Alternatively gutters may be omitted in favour of direct shedding of snow and water off the roof provided drain rock is placed on the ground below to handle the run-off from the roof. Consider the installation of heat tracers along the roof surface of overhanging eaves.

Rain water leaders or exposed down pipes should be large enough to handle run-off from melting snow and should discharge to landscaped areas or a storm sewer. They should be heated to prevent freeze up or be open at the front to allow for expansion and ice build up.

Adequate roof ventilation is key to the "cold roof" concept. Convective ventilation, consisting of continuous vents at the eaves and "exhaust" vents at gable ends or the ridge line is preferred. These vents present decorative opportunities as part of the building form.

**4.6 Roof Design.** Roof design must establish effective snow management.

Consider the effects of slope, materials, construction, projections and slope/flat distribution on snow shedding/retaining characteristics.

Consider the freeze-thaw cycle and its impact on snow shed, snow retention, roof drip, icicle management, ice dams and water infiltration.

Roof valleys which could accumulate large amounts of snow should be constructed with a substantial area of exposed flashing and should be fitted with heat tracers.

**4.7 Snow Shed Areas.** If snow is shed from roofs to areas below, ensure that there is sufficient snow storage area for the anticipated volume of snow. The snow should not encroach onto windows, doors, patios, walkways, driveways or adjoining properties or streets. A minimum of two rows of snow clips are required and it is recommended that the snow clips be engineered.

Provide adequate drainage for meltwaters.

## **5 BUILDING CONSTRUCTION**

All buildings shall permanent in nature. Only new materials may be utilized, except for used poles, beams or siding and the like if an integral part of the architecture of the building.

Owner/Builders must observe the following:

- (i) No Owner/Builder shall carry on construction in a manner that creates a nuisance or hazard to any other property within the Resort.
- (ii) No construction may commence before 8 a.m. or continue later than 8 p.m. local time.
- (iii) No building debris, cartons and packing materials may be allowed to accumulate on a Lot other than in proper containers which are removed or emptied on a regular basis as required.
- (iv) No construction may proceed in a manner that creates dust unless the Owner takes adequate measures to control dust such as by keeping disturbed soils watered on a regular basis.
- (v) No construction may proceed or continue if the Owner has allowed soils or debris to be tracked on to public road allowances or other properties unless the Owner, on a regular basis, takes appropriate action to remove such materials and clean the affected areas.

**EXHIBIT B**  
**NATIVE PLANT MATERIALS FOR SUN PEAKS RESORT**

TREES	BOTANICAL NAME	COMMON NAME
Evergreen:	<i>Abies Lasiocarpa</i>	Alpine Fir
	<i>Larix Occidentalis</i>	Western Larch
	<i>Picea Engelmannii</i>	Englemann Spruce
	<i>Picea Glauca</i>	White Spruce
	<i>Juniperous Scopularum</i>	Rocky Mountain Juniper
	<i>Pinus Monticola</i>	Western White Pine
	<i>Tsuga Heterophylla</i>	Western Hemlock
	<i>Tsuga Mertensiana</i>	Mountain Hemlock
	<i>Pseudotsuga Menziesii</i>	Douglas Fir
Deciduous:	<i>Acer Glabrum</i>	Douglas Maple
	<i>Alnus Crispa</i>	River Alder
	<i>Betula Papyrifera</i>	Paper Birch
	<i>Populus Tremuloides</i>	Trembling Aspen
	<i>Prunus Emarginata</i>	Bitter Cherry
SHRUBS	BOTANTICAL NAME	COMMON NAME
Evergreen:	<i>Juniperus Communis</i>	Common Juniper
	<i>Ledum Groenlandicum</i>	Labradortea Ledum
	<i>Mahonia Aquifolium</i> (sheltered areas)	Oregon Grape Holly

Deciduous:	<p>Amelanchier Alnifolia                      Cornus Sericea                      Elaeagnus Commutata                      Potentilla Fruticosa                      Ribes Sanginneum                      Vaccinium Myrtilloides                      Vaccinium Parvifolium                      Rosa Woodsii                      Rosa Rugosa Sp.                      Rubus Parviflorous                      Viburnum Trilobum                      Vaccinium Deliciousum</p>	<p>Saskatoon Serviceberry                      Red-Osier Dogwood                      Silverberry                      Shrubby Cinquefoil                      Red Currant                      Canada Blueberry                      Red Huckleberry                      Wild Rose                      Shrub Rose                      Thimbleberry                      High-Bush Cranberry                      Blue Huckleberry</p>
<b>GROUNDCOVERS</b>	<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>
	<p>Arctostaphyloc Uva-Ursi                      Cornus Canadensis                      Blechnum Specant                      Gaultheria Procumbens                      Vaccinium Vitis Idaea                      Pyrola Asarifolia                      Smilacina Stellata                      Osmunda Cinnamomea                      Osmunda Regalix</p>	<p>Bearberry                      Bunchberry                      Deer Fern                      Wintergreen                      Lingenberry                      Common Pink Wintergreen                      Star Flowered Solomon's Seal                      Cinnamon Fern                      Royal Fern</p>



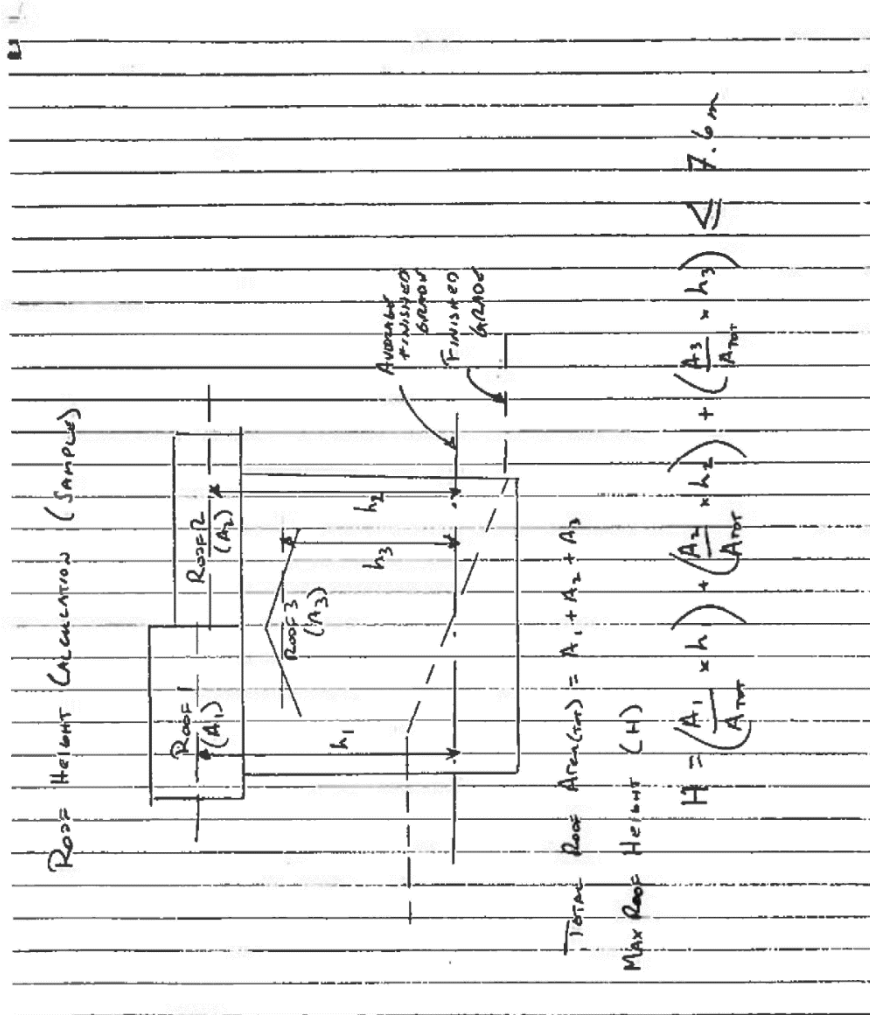
**APPROVED NATIVE LIKE PLANT MATERIALS**

TREES	BOTANICAL NAME	COMMON NAME
Evergreen:	Picea Abies Picea Pungens Tsuga Canadensis	Norway Spruce Colorado Spruce Eastern Hemlock
Deciduous:	Sorbus Aucuparia Acer Ginnala Crataegus Mordensis Prunus Pennsylvania Prunus Virgiana "Shubert" Betula Pendula Acer Platanoides	European Mountain Ash Amur Maple Snowbird Hawthorne Pin Cherry Shubert Chokeberry European Birch Norway Maple
SHRUBS	BOTANICAL NAME	COMMON NAME
Evergreen:	Pinus Mugo Pinus Mugo Pumilio	Mugo Pine Dwarf Mugo Pine
Deciduous:	Azalea - Deciduous Varieties Cornus Stolonifera Flaveramea Kalmia Angustifolia Ribes Alpinum Rhododendron - Hardy varieties in shaded locations Andromeda Polifolia Euonymous Alata Salix Purporea Viburnum Trilobatum Lonicera Sp. Spiraea Sp. Viburnum Burkwoodii	Yellowtwig Dogwood Sheep Laurel Alpine Current  Bog Rosemary Winged Burning Bush Arctic Willow Snowbird Hawthorne Honeysuckle Spirea Burkwood Viburnum

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EXHIBIT C

EXAMPLE OF ROOF HEIGHT CALCULATION TABLE



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