

Fairmont Hot Springs

*Mountainside Ridge*

DESIGN GUIDELINES



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## Development Team

### Developer

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5225 Fairmont Resort Road, Fairmont Hot Springs, BC V0B 1L1  
Tel: 250.345.6129 Fax: 250.345.6109

### Architectural Review Consultant

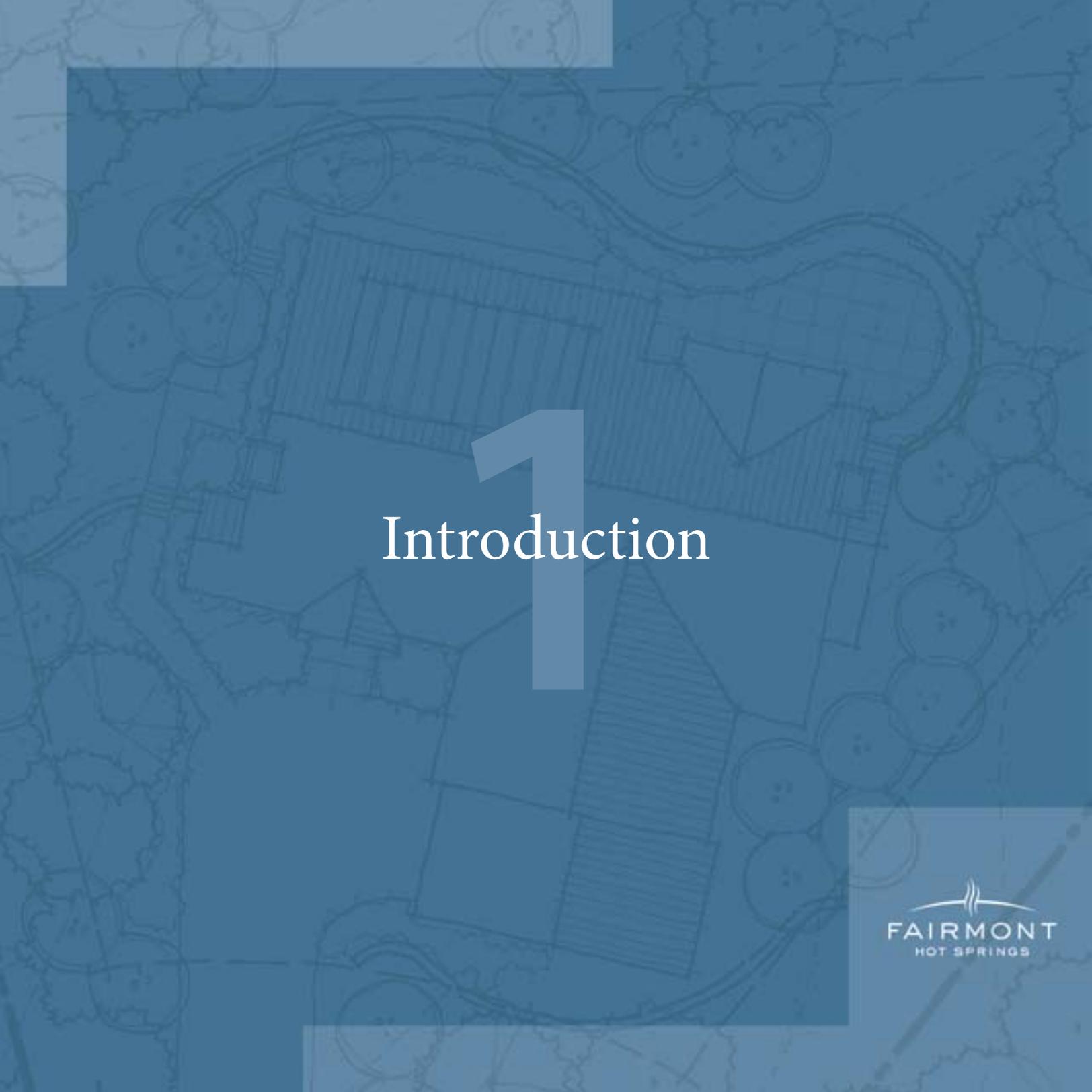
Fairmont Hot Springs Resort Ltd.  
5225 Fairmont Resort Road, Fairmont Hot Springs, BC V0B 1L1  
Tel: 250.345.6129 Fax: 250.345.6109  
Contact: Laurie Klassen, Resort Development Manager

### Engineering Consultant

Mulyk Knorr Consulting Inc.  
Suite 200, 1107 – 7th Avenue SW, Calgary, AB T2P 1B2  
Tel: 403.228.3318 Fax: 403.229.3778  
Contact: Cody Knorr, P.Eng.

### Surveyor

Garrett Winkel Land Surveying Ltd.  
127C Kootenay Street N., Cranbrook, BC V1C 3T5  
Tel: 866.489.1182 Fax: 866.519.4909  
Contact: Garrett Winkel, BCLS



# 1 Introduction

## Introduction

These Design Guidelines address the architectural and landscape elements that will contribute to and support the overall vision of Fairmont Hot Springs. These guidelines will ensure architectural compatibility in the community; protecting the appearance of the community and preserving the value of the homes. These guidelines should be viewed by Homeowners as their commitment and dedication to preserve the unique environment at Fairmont Hot Springs.

These guidelines shall be used as a guide to the step-by-step interactive process required when planning a home at Fairmont Hot Springs. These guidelines are intended to be used with related documents referenced within these Design Guidelines as a part of the approval process.

This document describes the visual and environmental goals required when designing a home at Fairmont Hot Springs. Included in these guidelines are the minimum acceptable levels of site planning, architecture, detailing and landscape design.

These Design Guidelines present a vision for the evolution and development of Fairmont Hot Springs. The ultimate success of these guidelines will be a function of the creativity and cooperation of the Homeowners and their design team and the guidance of the Architectural Review Consultant.

The Architectural Review Consultant shall serve as the official design review authority for homes at Fairmont Hot Springs. The role of the Architectural Review Consultant is to evaluate each proposed design for appropriateness and compliance with the objectives of these Design Guidelines. Each home will be evaluated individually; as the Architectural Review Consultant may determine that what is acceptable for one home may not be acceptable for another. The goal is for the appearance and character of all homes to harmonize and enhance the natural surroundings.

It is strongly recommended that each Homeowner retain an architect for planning and design services, particularly an architect skilled at creative, slope-adaptive mountain design. The Architectural Review Consultant may require a Homeowner to retain an architect for professional design services if the initial non-professional design does not meet the requirements of these Design Guidelines.

Adherence to these Design Guidelines will ensure a building design that is aesthetically appealing, harmonious with the natural surroundings and maintains the vision of Fairmont Hot Springs.

# History of Fairmont Hot Springs

# 2

## History of Fairmont Hot Springs



Fairmont Ranch

Known today for the soothing waters of its natural hot springs and numerous recreational opportunities, Fairmont Hot Springs also has a rich ranching and farming tradition. This tradition creates the basis for the architectural vision of future development at Fairmont Hot Springs.

In 1885, John Galbraith operated a store and a ferry crossing, Galbraith's Ferry, close to the town of Cranbrook. (Known then as Joseph's Prairie.) Intrigued by accounts from travellers about natural hot springs to the north, John Galbraith and his wife, Sarah, acquired 160 acres of land from the Crown which included the hot springs. Galbraith named the area "Fairmount" after Sarah's home in West Virginia. John Galbraith died in 1887, but bequeathed the land to his brother Robert and his wife Sarah. Although they did not settle on the land, the Galbraiths owned the land for many years and allowed travellers to use the hot springs free of charge.

Although the Kootenay First Nations people frequently travelled through the area and used the natural hot springs, the first homesteader in the Fairmont area was George Geary. In 1887, Geary pre-empted land in the area near the current Mountainside Golf Course on which he developed a ranch. (One of Geary's original ranch houses still stands in its original location at the 14th tee box on Mountainside Golf Course.) Geary had a love for horses and at one time, ran up to 150 head



Fairmont Stopping House.

Sam, Helen and their son, Samuel Hope Brewer began their successful twenty year operation of the Fairmont Stopping House and Ranch. (In 1906, Sam Brewer built a new Stopping House around the existing Stopping House. He tore down the old building once the new one was completed. Known as the Fairmont Castle, the building is now a private home and still stands in its original location.)

During the 1890's, many pioneering individuals had also settled in Fairmont to establish farms and ranches. This included Joseph Young, who established a ranch on the west side of Highway 93/95 on land that today is known as "The Meadows". By 1915, an entrepreneur from Britain, by the name of William Heap Holland had acquired almost 1800 acres of land in the Fairmont area. This included the Fairmont Stopping House and Ranch, which had changed hands twice since 1909 and the hot springs area which had been sold to R.R. Bruce a few years previously by Robert Galbraith. Holland, based on the success of his family's cotton and textile business in Britain, had the finances to truly transform Fairmont. He brought a work crew over from Britain and built many of the structures that still exist at Fairmont today, including the barn and bunkhouse to the north of Mountainside Golf Course clubhouse and the Chalet next to the Fairmont Lodge. The work crew cultivated, planted and irrigated fields that supported crop production as well as hundreds of head of cattle. The Fairmont Ranch was the largest and most productive ranch in the valley at the time. William Heap Holland also renovated and lived in the Geary cabin for the first few years that he was in Fairmont. Holland established Fairmont as a successful ranching and tourist business. Fairmont Hot Springs was owned by the Holland family until the late 1950's when it was sold to the Wilder brothers from Saskatchewan.

of horses on the land by the Armstrong Range south of Fairmont. Geary also possessed an entrepreneurial spirit and was responsible for the construction of the Fairmont Stopping House; a respite for the regular stagecoach runs from Golden to Fort Steele. He was also responsible for the construction of the first sawmill in the valley, located on Hot Springs Creek.

George Geary was the man that welcomed Samuel Brewer to the Fairmont area. Brewer had travelled north to British Columbia to seek his fortunes in mining and after experiencing the beauty of the Fairmont area was compelled to stay. He summoned his wife, Helen, from the United States to join him. Geary invited Sam and Helen Brewer to go into partnership with him in the operation of the Stopping House. In 1889, Brewer bought out Geary and



Fairmont swimming pool.



Holland barn and buildings.

Lloyd Wilder's vision of creating a year-round, family-oriented resort is articulated in the amenities and recreational opportunities that exist at Fairmont Hot Springs today. While focused on recreation and tourism, Lloyd Wilder also revived the cattle ranching tradition at Fairmont when he established a herd of first-class Charolais cattle. Lloyd Wilder, together with a local business partner, imported a pure-bred Charolais bull from France. The bull was a top-notch breeder and over the years, Lloyd Wilder and his business partner developed one of the largest Charolais herds in Canada. Eventually, Lloyd moved his share of the Charolais cattle to his Fairmont Ranch and raised a successful herd of about two hundred. The Wilder family owned Fairmont Hot Springs Resort Ltd. until September 2006 when it was purchased by Ken Fowler Enterprises (KFE).

KFE's acquisition included the hot springs pools, Mountainside Golf Course, the ski hill, Fairmont Lodge and significant development land in the Fairmont Hot Springs area. Upon completion of the acquisition, KFE commenced a public engagement process to facilitate the preparation of a master plan which is intended to guide new resort development at Fairmont. In December 2007 Ken Fowler Enterprises acquired the Riverside Golf Course and additional development lands within the Fairmont Hot Springs area. The purchase of the Riverside Golf Course and additional development lands consolidated KFE's holdings in Fairmont Hot Springs.

# 3 Design Approach

## Design Approach

*“...it should be of the hill. Belonging to it. So hill and house could live together each the happier for the other.”*

Frank Lloyd Wright

Fairmont Hot Springs Resort (FHSR) is a four season mountain resort tucked between the rugged Purcell Mountains and the majestic granite spires of the Rockies. The resort area is large; extending from the Columbia River Valley to the high alpine of the Rocky Mountains. The unique location of Fairmont Hot Springs offers a natural environment with rich contrasts in topography, an abundance of diverse vegetation and stunning vistas.

### 3.1 The Vision

The planning and design process at FHSR begins with respect for and consideration of the natural environment. The vision for the growth and development of the community focuses on preserving and enhancing the natural resources of the area in the following ways:

- ***Respect and Preserve the Environment:*** The vision at Fairmont Hot Springs begins with a strong respect for the natural environment. Individual home sites were carefully sited to minimize unnecessary impact to the land. Homeowners are required to use the same level of care when siting and designing their homes.
- ***Design Architecture to Fit the Environment:*** These Design Guidelines are standards, which, when followed, contribute to the highest quality of design. Homes are to relate to the building site, step with natural grades, harmonize with the character of surrounding landscape and reflect the theme and character of Fairmont Hot Springs. Incorporating the resort theme with attention to detail in design and construction will create the atmosphere and protect the integrity and value of each resident’s investment
- ***Incorporate Green (Sustainable) Design Concepts and Practices:*** Fairmont Hot Springs is committed to sustainability and the promotion of green principles in building design. The following ethics outline considerations in creating sustainable structures.

#### Water Ethic

FHSR has sufficient water resources, but our concern for the natural environment encourages the conscientious consideration of water as a precious natural resource. The following are methods to ensure water conservation in a new home:

- Use low flow plumbing fixtures
- Install drought tolerant indigenous landscaping
- Discontinue irrigation once new plants have established
- Minimize evaporation by installing a cover over hot tubs (This will also reduce maintenance and water heating expense.)
- Consider the recycling of water for multiple uses within residences and yards
- Consider rainwater harvesting for use in the residence and yard.

#### Energy Ethic

FHSR encourages minimum usage of all non-renewable energies and encourages the adoption of appropriate passive energy technologies and the utilization of renewable resources. The following are considerations in reducing energy waste:

- Orient the buildings to take maximum advantage of solar gain, particularly in the winter.

- Protect all glass areas exposed in the summer with deep recesses, overhangs or other devices to minimize heat gain and enhance shade and shadow.
- Properly distribute areas of thermal mass.
- Use recycled or reused materials whenever possible.

#### **Air Ethic**

FHSR is committed to air quality management. New homes can assist in air quality maintenance by adhering to the following principles:

- Use only propane or high efficiency wood fireplaces (In lieu of standard wood-burning fireplaces)
- Implement dust control during construction, site-work or any other activities on the site
- Revegetate and/or landscape any exposed soil as soon as possible after disturbance.

#### **Land Ethic**

FHSR is committed to protect the visual quality of scenic view corridors, to preserve valuable wetlands and open space and to cluster high density developments into one area of the site. All new homes will be required to be sensitive to existing topography, vegetation, view-lines and site features. Consider the following when designing new homes:

- Adjust building plans to respond to the location of significant existing stands of trees, rock outcroppings and other site features.
- Maintain views to mountains and open spaces.
- Avoid development on steep slopes and soils with poor bearing capacities
- Relate building scale and height to topography, lot sizes and setbacks.
- Blend building materials and colour schemes with the materials and colours of the natural surrounding landscape of earth tones, rock and water.
- Add landscaping to provide shade and buffer views to adjacent properties and/or street frontages
- Shield lights to preserve the visibility of the night sky
- Allow the landscape setting to dominate the views (ie. tuck buildings among trees)

### **3.2 Design Theme**

The design theme for Fairmont Hot Springs evokes a sense of retreat – a place to relax and enjoy the mountains and year-round recreational opportunities. Architecture and landscape design shall reinforce the Fairmont Hot Springs design theme to achieve the objectives outlined below:

***Merge Architecture with the Landscape:*** The architecture and landscape of proposed homes must work within the context of Fairmont Hot Springs’ natural palette. Architecture should be subtle, timeless and organic; subordinate to the existing landscape. The buildings created at Fairmont Hot Springs must defer to the surrounding landscape as well as exist harmoniously with other homes and developments within the community.

***Maintain a Human Scale of Architecture:*** Homes shall be intimate in scale. Elements such as porches, windows, dormers, balconies and doorways shall present a rich and varied architecture. Homes shall not seem monumental and overwhelming.

***Utilize Indigenous and Natural Building Materials:*** Homes and landscaping are to utilize authentic, natural construction materials such as stone and wood that are indigenous to the Fairmont Hot Springs area.

### 3.3 Fairmont Hot Springs Architectural Style

The Fairmont Hot Springs architectural style is grounded in the concept of establishing a unique community that reflects the diversity of the natural surroundings and is consistent with the area's ranching history.

Homes shall incorporate contemporary design elements such as rectilinear construction lines, expansive wraparound windows, low-pitched roofs and open living spaces, but will also excerpt shapes from vernacular Rocky Mountain Ranch building types such as historic cabins or barns.

#### Rocky Mountain Ranch Architecture

- Stone base to anchor home to site
- Natural, indigenous materials
- Moderate to large roof overhangs
- Stepped horizontal roof lines
- Exposed timber structure
- Earth-tone colour palette



Homes harmonize with natural surroundings.

### Contemporary Influence

- Square timber detailing
- Expansive glass, horizontal bands of windows
- Simple and clean lines
- Low pitch roofs and gables
- Metal and cable details
- Open living spaces



Home designs reflect ranch tradition with contemporary elements.



Ranch Architecture with contemporary detailing.



Contemporary Design details.



# 4

## Definitions

## Definitions

### 4.1 Intent of the Design Guidelines

The intent of these Design Guidelines is to ensure the compatibility of homes with the architectural vision of FHSR and to provide a document that clearly outlines the design and review process.

These Design Guidelines have been created to provide clear, quantifiable standards that reflect FHSR architectural style while allowing Homeowners creativity in building and site design.

### 4.2 Applicability of Design Guidelines

These Design Guidelines apply to all new home developments within the lands for which these guidelines have been legally registered.

### 4.3 Regional District of East Kootenay

These Design Guidelines have been prepared, to the best of FHSR's knowledge, in accordance with guidelines and requirements established by the Province of British Columbia and the Regional District of East Kootenay (RDEK). It is the Homeowner's responsibility to ensure that all provincial and local regulations are adhered to in the design and construction of any dwelling, structure or landscaping. All structures built within FHSR must comply with the RDEK regulations and bylaws and the British Columbia Building Code (BCBC). This includes applications for building permits, licenses, development permits and occupancy permits. Conformity with these Design Guidelines does not replace the required approval process and necessary permits from the RDEK, or any other agency with jurisdiction.

### 4.4 Role of the Architectural Review Consultant

These Design Guidelines are a progressive document that will continue to evolve as the community develops. The Design Review Process is guided by the Architectural Review Consultant. The Architectural Review Consultant is responsible for overseeing day-to-day administration of these Design Guidelines on behalf of FHSR.

Homeowners are encouraged to direct any questions regarding the guidelines directly to the Architectural Review Consultant.

### 4.5 Damages to FHSR Property

All pathways, sidewalks, curbs and other FHSR property, RDEK property and/or Province of British Columbia property damaged during construction shall be repaired by the Homeowner to the satisfaction of the authority having jurisdiction at the sole cost of the Homeowner. Should any damage to any pathways, sidewalks and/or curbs exist along the frontage prior to construction, it is required that the damage be recorded by the Homeowner and forwarded, prior to construction, to the Architectural Review Consultant, otherwise, claims for previously existing damage will not be considered by FHSR.

#### 4.6 Definition of Homeowner

For the purposes of these Design Guidelines, the “Homeowner” shall mean the registered owner of the building lot for which an application for Design Guideline approval is being sought or has been obtained. The registered lot owner may choose to engage an architect, builder, contractor, or other person or corporation to undertake the Design Guideline application and approval process on their behalf. If this is the case the Homeowner shall be that person engaged to perform the registered lot owner’s responsibilities under these Design Guidelines. All responsibility for meeting the requirements of these Design Guidelines lies solely with the registered lot owner.

#### 4.7 Approval by FHSR

FHSR reserves the right to refuse any application for design approval that does not, in the sole opinion of FHSR, meet the intent of these Design Guidelines. FHSR may also refuse any application for design approval for a home which, in the sole opinion of FHSR, is too similar in design, materials or colour to another home in the proximity to the home subject to design review.

#### 4.8 Fees

The amount of the security deposit, \$10,000.00, is negotiated within the purchase agreement for the homesite.

Should the Homeowner not comply with the requirements of these Design Guidelines, this amount, plus any additional reasonable amounts, may be spent to remedy any non-compliance with these Design Guidelines. An encumbrance may also be registered against the title to the property by FHSR to ensure payment of any additional monies.

Following completion of construction and final review, the security deposit will be returned, less the total administration fee related to the design review process. The total administration fee for review of each home will vary based on the complexity and size of the home and the quality of the Homeowner’s submission.

The following amounts are used as a baseline for determining the administration fee. Fees charged may vary, at the sole discretion of FHSR

Design Guideline Review ..... \$1,000.00/complete design guideline review  
Additional Review/Resubmission ..... \$100.00/hour to maximum of \$1,000.00 for a complete resubmission



# 5 Design Approval Process

## Design Approval Process

The Design Approval Process has been developed to ensure that all residential development at FHSR conforms to these Design Guidelines and maintains the integrity of the overall Resort Master Plan. In addition to the review and approval conditions outlined below, the Homeowner is responsible for obtaining all required permits, approvals and inspections from the Regional District of East Kootenay and all other agencies having jurisdiction. The Design Approval Process has been established to enable the Homeowner to work with and understand the intent of these Design Guidelines. To ensure that the Design Approval Process proceeds in an uncomplicated manner, it is recommended to adhere to the process outlined below.

### STEP ONE - DESIGN TEAM SELECTION

Selection of a qualified Design Team is the first step toward the creation of a home that meets the requirements of FHSR. Your Design Team which may include an architect, landscape architect, civil engineer and surveyor, must all understand the specific requirements for FHSR and share the Homeowner's vision for the home.

### STEP TWO - SITE REVIEW

The Design Team must review the site information and the opportunities and constraints of the site. It is recommended that the Building Envelope and the property lines be staked so that all team members understand the site. The Building Envelope is defined by FHSR and is the maximum buildable area of the lot, including all overhangs and building eaves and includes all patios and landscape areas. No site disturbance is permitted outside of the Building Envelope except as required for driveway construction and lot servicing. Items for consideration during the Site Review:

- Preservation of healthy and mature existing trees.
- Preservation of natural site features, such as natural rock outcrops.
- Adjacency to existing neighbouring developments
- Site grade to determine if building stepping is required
- Maximization of desirable views and minimization of undesirable views
- Sun exposure

### STEP THREE - DETAILED SITE DATA

During this stage of the process, the Design Team should gather and review all of the required site data and design information. This will include the following:

- Mountainside Ridge Design Guidelines
- Lot Location Plan (supplied by FHSR)
- Site survey (to be completed by Homeowner)
- RDEK Upper Columbia Valley Zoning Bylaw No. 900 (building height and other relevant sections)

### STEP FOUR – PRELIMINARY DESIGN

Using the information gathered at the site review and after review of the site data, the preparation of the preliminary design concepts will commence. The preliminary design concepts will address the requirements of these Design Guidelines and will respond to the findings of the site review in regard to tree preservation, site feature preservation, adjacency of neighbouring developments, site grades, views and sun exposure.

## **STEP FIVE – PRE-APPROVAL REVIEW**

Once a preliminary design is prepared, it is recommended that it be submitted for review by the Architectural Review Consultant. This review will provide initial feedback on the building design details, building massing and the building envelope location. During this review, it is most advantageous to have as much detail as possible. This will assist the Architectural Review Consultant to determine if the design adheres to these Design Guidelines and the process will be expedited.

Submissions at the Pre-Approval Review must include the DESIGN REVIEW REGISTRATION FORM (Appendix A) and the following information, in a preliminary format:

### **Grading Plan**

This plan will include grade changes on the site, proposed retaining walls and elevation points at relevant locations throughout the site.

### **Site Plan and Conceptual Landscape Plan**

This plan will outline the proposed Building Envelope, tree preservation plan and road access, driveways, pathways, patios, etc.

### **Building Elevations and Floor Plans**

Front, side and rear elevations must be supplied at the Pre-Approval Review together with a graphic representation of the proposed building materials.

Following the completion of the Pre-Approval Review, the Architectural Review Consultant will provide a written review to the Homeowner.

## **STEP SIX – DESIGN DEVELOPMENT**

Based on the Architectural Review Consultant's comments from the Pre-Approval Review, the design team should continue to refine the project for final submission.

## **STEP SEVEN – DESIGN REVIEW**

Upon completion of the architectural and landscape design, the plans are to be submitted for Design Review by the Architectural Review Consultant.

The submission for Design Review must include the following information: (Note that all information submitted must be to scale, legible and meet basic graphic standards for architectural drawings)

- Design Guideline Review Application (Appendix B)
- Floor Plans (3 copies)
- Lighting Plan (3 copies, or may be included on Floor Plans)
- Elevations of building facades, front, rear and sides (3 copies)
- Sections through lot, provide sufficient sections to demonstrate that all aspects of site grading have been fully addressed (3 copies)
- Plot Plan, prepared by a British Columbia Land Surveyor (3 copies)
- Landscape Plan, illustrating all proposed plantings, tree preservation plan, sidewalks, pathways, driveways, retaining walls, etc. (3 copies)
- Civil Engineering Drawings, illustrating all site servicing including storm water, utilities and grading. (3 copies)
- Construction Limits Plan, illustrating locations of construction fencing, garbage bin, cardboard recycling bin and material storage area (3 copies or may be included on Landscape Plan)

- Colour Board, noting all proposed colours and indicating material and colour samples for all proposed building materials (1 copy, size no larger than 9” x 12”)
- Construction Schedule, construction schedule must include all aspects of construction from site clearing through to final completion and must include a schedule for landscaping. (1 copy)

Upon receipt of a complete application, with all supporting documentation, the Architectural Review Consultant will complete a detailed review. Incomplete submissions will not be reviewed. The Architectural Review Consultant will prepare a written review of the submission and will recommend APPROVAL, MODIFICATION or RESUBMISSION of the application. The decision will be based on adherence to these Design Guidelines and the written review supplied following the Pre-Approval Review.

### **Approval**

A recommendation for approval will be granted for applications that meet the requirements of these Design Guidelines. The recommendation may outline certain conditions of approval. A copy of the approval, including conditions, will be issued to FHSR.

### **Modification**

A recommendation of modification will be returned in circumstances where the application generally meets the requirements of these Design Guidelines, but requires modification for full approval. The extent of material required for resubmission will be outlined in a written review by the Architectural Review Consultant.

### **Resubmission**

A recommendation of resubmission will be returned for a design that does not adhere to these Design Guidelines. Following a recommendation of resubmission, it is recommended that a meeting is held with Design Team and the Architectural Review Consultant to determine how the plans can be brought into compliance with these Design Guidelines. Resubmission of the complete package will be required.

## **STEP EIGHT – FINAL APPROVAL BY FHSR**

Upon receipt of a recommendation for approval from the Architectural Review Consultant, FHSR will, at its sole discretion, issue a letter to the Homeowner authorizing the application for a Building Permit from the RDEK.

## **STEP NINE – BUILDING PERMIT**

The Homeowner is authorized to apply for a building permit following the receipt of approval from FHSR. The Regional District of East Kootenay building permit application form can be obtained from the Columbia Valley Office of the RDEK or online at <http://www.rdek.bc.ca>. The contact information for the RDEK office in Invermere is as follows:

RDEK – Columbia Valley Office  
 4956 Athalmer Road, PO Box 2319  
 Invermere, BC  
 V0A 1K0  
 Phone: 250-342-0063  
 Fax: 250-342-0064  
 Email: [info@rdek.bc.ca](mailto:info@rdek.bc.ca)

## **STEP TEN – CONSTRUCTION**

A copy of the RDEK Building Permit must be submitted to the Architectural Review Consultant. Prior to the commencement of construction, it is required that the Homeowner review and document the location and condition of site features such as water service valves, utility locations, sidewalks, roadway curb, trees outside of the Building Envelope, etc. The first work to be completed at the construction site will be the installation of construction fencing, in accordance with approved plans and installation of required erosion control devices, if required. Following the installation of these items, tree removal may commence and excavation of the foundations. During the course of construction, the Architectural Review Consultant may complete periodic reviews of the site to ensure conformance with these Design Guidelines. These reviews by the Architectural Review Consultant are not intended as formal inspections; the responsibility to ensure that the construction conforms to approved drawings lies with the Homeowner. The formal review will be completed by the Architectural Review Consultant at the completion of construction. It is the Homeowner's responsibility to ensure adherence to the RDEK building inspection requirements.

## **STEP ELEVEN – SECURITY DEPOSIT REFUND**

Upon completion of construction, the Homeowner must request a final project review by the Architectural Review Consultant. The project will be reviewed to ensure compliance with these Design Guidelines and conformity with the original application submitted. If the project, including landscaping, is approved by the Architectural Review Consultant the security deposit will be refunded by FHSR less any costs incurred for Design Review. Note that reviews for completion of landscaping will only take place between April 15 and October 15. Reviews will not take place if the site is not accessible or if there is snow covering, or partially covering, the site. Any deficiencies or compliance issues that prevent the refund of the security deposit will be outlined by the Architectural Review Consultant. This process will continue until the project is deemed to be in full compliance. Partial refunds of the security deposit will not be considered.



# 6 Site Planning Guidelines

## Site Planning Guidelines

Site planning is critical to the overall design of a home. These guidelines are intended to:

- Develop a site plan that preserves and integrates healthy and mature existing trees;
- Reflect unique characteristics of the site, including slopes and;
- Protect natural site features.

### 6.1 Lot Plan

FHSR will provide a lot plan for each site. This plan will illustrate the following items:

- Property lines;
- Easements and rights-of-ways within the parcel;
- Building Envelope.

#### Utility Rights-of-Way and Easements

Utility rights-of-way and easements are required to enable access to buried or surface utilities in case of emergency or special servicing needs. There can be no permanent construction or tree planting within the designated utility right-of-way (URW) or easement.

#### Building Envelope

The Building Envelope outlines the limits of disturbance for the site. All construction activities and improvements must occur within the Building Envelope. To ensure that this is achieved, as a general rule the foundation walls for the home must be inset a minimum of 1.5 metres from the Building Envelope. The Building Envelope will be identified by FHSR and will be based on the natural site features, existing trees and vegetation, topography and the setback requirements as specifically defined in these Design Guidelines.

The Building Envelope has been developed within the property setbacks established by the RDEK. In many instances, the Building Envelope has a greater setback than those defined by the RDEK in order to protect site features. Construction fencing delineating the Building Envelope must be installed prior to construction and must be maintained throughout the construction process.

Construction fencing may be removed upon issuance of an RDEK Occupancy Permit or upon written permission granted by the Architectural Review Consultant, whichever is obtained first.

#### Geothermal Heating and Cooling Systems

Geothermal systems or ground source heat pumps are not permitted at Fairmont Hot Springs due to potential impact to the natural hot springs.

### 6.2 Preservation of Natural Features, Trees and Vegetation

Mature trees, creek corridors, natural rock outcrops and rolling topography are features that contribute to the distinct character of FHSR. Preservation will enhance the home and protect the natural function of these features including stormwater management, air purification and provision of shade. Home designs shall integrate the natural features of the site, including mature trees, where feasible.

### 6.2.1 Preservation of Natural Features

To the maximum extent feasible, where significant natural features exist on a property, priority should be given to their preservation through dedication as open space. The Architectural Review Consultant will use the site plan provided at the Pre-Approval Review to determine whether significant natural or other features exist on the site that should be protected, with priority given to the following areas (which are not listed in order of priority or significance):

- Surface drainage channels
- Prominent ridges, bluffs or valleys
- Existing mature trees and vegetation
- Steep slope areas

### 6.2.2 Preservation of Existing Trees and Vegetation

Homeowners shall submit an existing tree survey and preservation plan. This will be submitted with the site plan at the Pre-Approval Review. Existing trees and vegetation must be preserved whenever possible to act as buffers between adjoining homes.

Significant trees shall be protected during construction with the installation of barrier fencing. Grading shall be avoided within the root area or drip line of any existing preserved trees.

Tree removal is not permitted without approval.

### 6.3 Site Grading and Site Drainage

The natural rolling and vegetated topography is a key element distinguishing FHSR and defining its character. New homes shall respect and maintain the natural topography; grading and drainage should be viewed as a critical component of site design that will contribute to the overall aesthetic quality of the home. The use of extensive grading and unusual site improvements (e.g. large retaining walls) to force a preconceived design onto a particular piece of property is not permitted. Modifying the design of a home to fit on the site generally results in a reduced potential for environmental problems and an improved level of visual interest and variety.

Site lay-out to respect and maintain the natural topography.



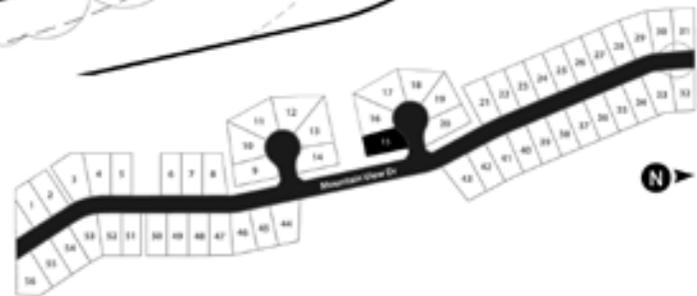
## MOUNTAINSIDE RIDGE HOMESITE 15

Lot Area 12,900 sq ft • Building Envelope 6,900 sq ft



### FEATURES

Sloping gently upward from the road, this cul-de-sac homesite backs onto a large, protected park through which the Valley Trail System will meander. A band of wooded green space buffers this homesite from the road. Over the treetops to the east, the regal peaks of the Fairmont Ridge preside over the scene.



**MOUNTAIN BLUEBIRD** - Residing in country landscapes (including mountain ranges) across North America, the male mountain bluebird is clearly identifiable by its striking sky blue plumage. Females' feathers, on the other hand, tend to be more grey.



The information contained herein is believed to be true and accurate; however, the purchaser shall confirm all lot dimensions, grades, etc. prior to purchase and home construction. T&O.E.

Example of Mountainside Ridge Lot Plan.

### 6.3.1 Respect of Natural Topography

To the maximum extent feasible, the layout of homes shall follow and respect the natural topography of the site. Over-grading to create a large level site and grading outside of the Building Envelope is prohibited. Berms, channels, swales and similar man-made changes to the landscape shall be designed and graded to be an integral part of the natural landscape and to provide a smooth transition in changes of slope.

The maximum slope of any man-made slope shall be 3H:1V.

### 6.3.2 Site Drainage Patterns

Storm drains are not permitted to be connected to the sanitary sewer system.

#### *Sub-surface Conditions*

The Homeowner is wholly responsible for confirming actual sub-surface conditions for the property which includes, but is not limited to, any possible sub-surface basement development, foundation design, sub-surface weeping tile collection and discharge, and surface run-off control

#### *Site Drainage during Construction*

Surface run-off, during or as a result of construction, will require special precautions for flow and erosion control, such as fencing and/or securely anchored filter cloth curtains. These must be removed when construction is completed and the landscape has sufficiently developed to provide the required erosion control. Drainage leaving the site before, during and after construction must be free of suspended solids and waste materials. FHSR reserves the right to require the Homeowner to submit an erosion control plan as part of the approval process.

### 6.3.3 Retaining Walls

Use of retaining walls is encouraged to reduce the steepness of man-made slopes.

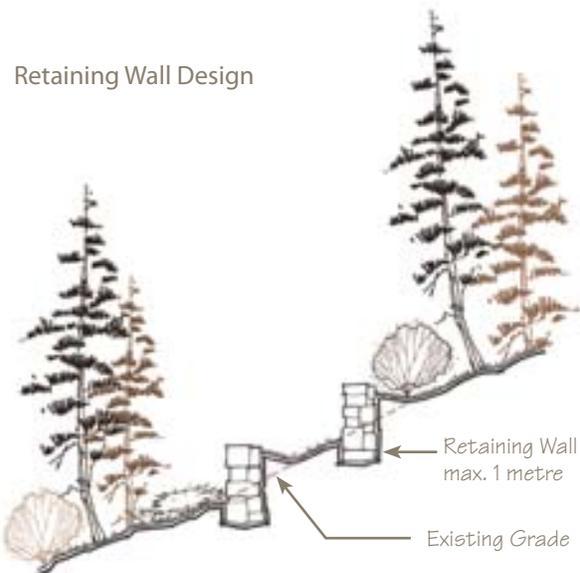
#### *Maximum Height*

Retaining walls are not to exceed more than 1 metre (3 ft.) in height unless approval for a higher wall is obtained from the Architectural Review Consultant and the wall is designed by a qualified professional engineer.

#### *Materials and Colours*

Acceptable materials include:

- Stacked natural stone
- Concrete faced with stone or earth-coloured materials, or a material compatible with the primary building materials.
- Tumbled pre-cast concrete unit block in dark colours that complement the natural character of the lot
- Wood retaining walls may be permitted at the sole discretion of the Architectural Review Consultant. (Railroad ties or other creosote impregnated materials are not permitted.)



#### **6.4 Property Survey Pins**

Property corner pin markers are placed in accordance with provincial regulations. All pins are to remain undisturbed. The removal of survey pins is subject to fines and prosecution by the governing authorities. Please contact your surveyor if there are questions regarding pin locations.



# 7 Site Layout & Building Orientation

## Site Layout & Building Orientation

The goal of the site layout and building orientation process is as follows:

- To ensure that buildings relate appropriately to surrounding developments and streets and create a cohesive visual identity for the resort;
- To ensure that the building orientation takes into consideration sightlines, views and sun exposure;
- To promote efficient site layout in terms of vehicular and pedestrian circulation patterns.

### 7.1 Building Orientation

#### ***Adjacency to Neighbouring Developments***

Overshadowing adjacent buildings should be minimized.

#### ***Sightlines***

Plan with the natural grade, accounting for sun angles, views and public sightlines

Place buildings on the south side of dense vegetation or slopes to ensure adequate sun for heat and light, where possible

Exposed building profiles atop ridgelines and harsh angular forms that are in contrast to natural slopes are not permitted.

### 7.2 Driveways

Each home shall be accessed by a single driveway only.

Driveways are required to be contained within the Building Envelope except as required for access to the street frontage.

Driveway width shall not be excessive and is limited to no greater than 4 metres at the point adjoining the street. Permitted driveway width will be at the discretion of the Architectural Review Consultant and will be based on the location of the home on the lot and proximity to other driveways along the street. In circumstances where driveways are greater than 4 metres in width, additional landscaping may be required.

Where possible, parking areas and driveways shall be oriented to receive maximum solar exposure in order to speed snow melting and prevent ice build-up.

All driveways shall be surfaced with suitable paving materials such as concrete pave stone, concrete or asphalt. Patterns which combine the use of more than one pattern, colour or material will be considered. Paving materials must subtly complement or blend with the surrounding natural ground plane. Driveway surfaces shall be subject to approval by the Architectural Review Consultant. Gravel is not permitted as a driveway material.

All sidewalks and pathways leading from the home shall adjoin the driveway and not extend beyond the building envelope onto the street.

### **7.3 Parking**

Residential homes must be served by a minimum number of parking spaces as outlined by the RDEK.

Long-term parking of motor-homes, trailers, snowmobiles, boats or other recreational vehicles outside of a garage is prohibited. Short-term parking will be limited to no more than twenty-four (24) hours in any 7 day period.

On street parking is not permitted after construction of the home is complete.

### **7.4 Site Services, Utility Boxes and Mechanical Equipment**

Site services, utility boxes and building mechanical equipment requirements and locations are to be planned from initial conceptual design. Consider mechanical design that incorporates energy efficient equipment that does not penetrate the building skin or require exterior placement on the roof, balcony or within landscape areas.

All required adjustment to the height of service surface valves shall be responsibility of the Homeowner.



The background of the slide is a detailed architectural site plan or floor plan, rendered in a light blue color against a darker blue background. The plan shows various building footprints, courtyards, and landscaping elements like trees and paths. A large, semi-transparent blue number '8' is centered over the plan.

# Building Design

## Building Design

The intent of these Design Guidelines is to ensure quality and consistency in the architectural character and style of FHSR, to ensure compatibility with adjacent developments (as applicable), to avoid featureless building massing, to provide building design details to reduce visual scale, to achieve unity of design through the use of similar materials and colours, to ensure the use of building materials that are durable and attractive and to ensure any permitted accessory structures are compatible in design with the primary buildings.

### 8.1 Building Height/Massing/Form

The Homeowner will ensure that a new home is distinctive in architectural character; avoiding monotonous and featureless building massing and design.

New building design should respect the context of adjacent residential homes including the height, scale, mass and form of the surrounding homes.

#### ***Building Height***

Maximum building height must be in accordance with the maximum building height permitted by the RDEK. Within this guideline, the Homeowner should take advantage of view opportunities, take advantage of slope and be sensitive to adjacent homes.

Building height limits also contribute to the character of FHSR and create a community that relates to human scale; so that buildings welcome not overwhelm.

#### ***Building Mass and Form***

The massing and form of homes should remain in harmony with the immediate natural setting. For example, the scale of details should relate to landscape. Other considerations include:

- Home design should incorporate visually heavier elements at the building base and lighter elements above the base. A second story should not appear heavier or demonstrate greater mass than that portion of the building supporting it.
- Buildings shall be designed to provide massing configurations with a variety of different wall planes and roof planes. Structures with long, monotonous, unbroken wall and roof surfaces of 7 metres (23 ft) or more are prohibited. Wall planes shall contain offsets, setbacks and changes in materials to achieve proper articulation. Dormer and loft development should be utilized to break-up roof planes.
- Front and highly visible facades must be articulated to lessen the impact on the streetscape.

### 8.2 Building Sustainability

Design and construction of homes should create a minimal impact on the environment at FHSR. To ensure sustainability, the following suggestions may be considered:

- Minimize site disturbance by following the contours of the land and locating structures near existing utilities.
- Minimize the construction of driveways and paved areas.
- Use local and indigenous building materials.
- Integrate passive solar into building design with proper orientation, massing, window location, shading and shade structures.

- Use natural, non-toxic building materials that require little maintenance.
- Use insulated or cold roof design.
- Emphasize water conservation by utilizing water efficient fixtures and by implementing water harvesting, xeriscaping and gray water recycling.
- Use thermopane glazing and reduce window area on the north and northwest facing elevations.
- Employ efficient heating systems, such as radiant floor elements.
- Consider the benefits of electronically controlled or programmable thermostats.
- Use fuel-efficient gas fireplaces rather than wood burning units.
- Install water-conserving toilets and flow-restricted faucets.

### 8.3 Building Materials & Colours

Traditional Rocky Mountain Ranch vernacular architecture recalls a time when construction relied on local materials and buildings blended with the landscape. The architecture emulated the best features of the natural environment; the mountains and nature. To achieve this harmony with the surroundings will require the thoughtful selection of materials and colours for new homes at FHSR.

#### 8.3.1 Building Materials

The following are considerations when selecting building materials. Specific guidelines regarding permitted and restricted materials are provided throughout these Design Guidelines.

- Use natural, non-toxic building materials with low maintenance requirements.
- Celebrate wood, but do not over-use scarce species or sizes.
- Select materials that are energy-efficient to produce and transport.
- Use indigenous materials, if possible. Or, use indigenous materials as inspiration for alternatives.
- In appropriate applications, use recycled materials such as recycled plastic lumber decking.
- Employ materials with integral colours that weather rather than materials that require staining or painting.
- Select synthetic materials that resemble natural materials and are durable and attractive.
- Consider wildfire potential when selecting building materials, particularly roofing.
- Feature finishes on the front facade with lesser finishes on the side and rear facades are discouraged. Changes in materials are encouraged throughout the building, but it is not permitted to create an extravagant street facade at the expense of the rest of the building.

#### 8.3.2 Building Colours

Colour selections are to be earth-tones, ranging from weathered driftwood (light grey) to mocha brown (earthy brown). Deep forest green and related tones are important as well.

The following are considerations when selecting colours for homes. Specific guidelines regarding permitted and restricted colours are provided throughout the Design Guidelines.

- Analyze the local landscape for indigenous colours. Dominate the palette with earth tones and use colours that complement local vegetation, soils and rock outcrops.
- Select shades for large flat surfaces that are slightly darker than the surrounding natural colours.
- Achieve a unity of design through the use of a matching colour palette. Colours that are not unified will not be permitted.
- All exterior surfaces shall be finished in approved colours only. The approval of any exterior colour is at the sole

discretion of the Architectural Review Consultant.

- Fireplace, mechanical and exhaust venting and other mechanical equipment shall be coloured to match the exterior finish of the wall from which it protrudes or on which it is mounted. Unfinished (ie. galvanized or white) venting and equipment is not permitted.
- White (including any variation of white) is not permitted for any exterior finish. This includes, but is not limited to, window frames, doors, electrical cover plates and mechanical equipment.

Colour boards and samples submitted at the Design Review meeting shall illustrate all colours and all proposed uses for the colours. The colour samples shall be true to colour.

Colour approval is at the sole discretion of the Architectural Review Consultant. Although a colour may currently be in use, or approved for use, at FHSR, it does not guarantee the approval of its use on future homes. Each home will be approved individually.



Home design reflects colour palette of surrounding landscape.

## 8.4 Architectural Detail

These Design Guidelines regulating architectural detail are intended to ensure a distinctive architectural character in new homes. In particular, architectural details help to reduce the visual scale of large buildings.

### 8.4.1 Building Foundation

The building foundation functions as the transition from the ground to the home, creating a sense that the structure is rooted to the site. The building foundation is considered the portion of the building within 1 metre of finished grade. The guidelines for the foundation include:

- Anchor the building into the site with a strong foundation.
- Use a uniform foundation on moderate slopes to provide a platform for the building.
- Step the foundation on steep slopes or for larger buildings to match the forms of the buildings.
- Parging shall not extend more than 30 cm (12") above finished grade except on slopes in which case, the parging may extend 60 cm (24") above finished grade to permit stepping of wall cladding. Cladding materials utilized along the front facade of a building shall appear to meet the ground and provide a visual base for the building.

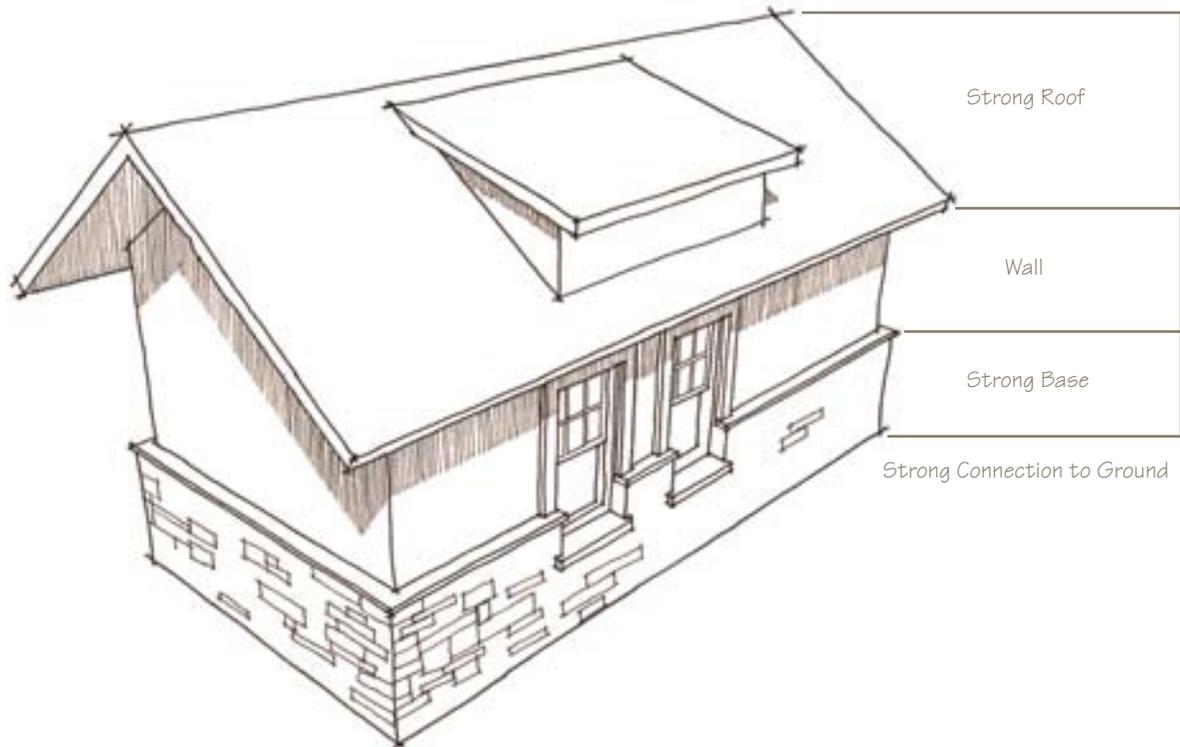
#### *Materials*

The building foundation should be surfaced in natural stone or cultured stone. The stone style shall be indigenous to the Fairmont Hot Springs area. Stone styles that are horizontal in character are encouraged. River stone and other round stone is not permitted.

#### *Colours*

- Foundation materials shall be dark in colour to promote the appearance that the home is rooted to the land.
- Stone shall be colours and tones native to the Fairmont Hot Springs area.
- Exterior surfaces of natural stone shall not be painted or stained.

Design the base so that it appears strongly connected to the ground.



#### 8.4.2 Building Walls

Building walls shall be articulated through the use of insets, balconies and horizontal and vertical breaks in wall planes.

Building walls greater than 7 metres (23 ft) in length must be articulated. At least every 7 metres (23 ft), wall planes shall contain offsets or setbacks with a differential in horizontal plane of at least 0.6 metres (2 ft) in depth and 2 metres (6.5 ft) in length.

##### **Materials**

Materials for building walls shall convey a sense of human scale, warmth and well-crafted construction.

The use of multiple wall materials creates visual interest in the building. The Homeowner must be cautious in utilizing too many materials as this can create a garish appearance. Buildings which, in the sole opinion of the Architectural Review Consultant, use too many different materials will not be permitted.

Stone should be used as a foundation cladding material that provides a sense of mass at the base of the building. Stone may also be used for columns and feature elements.



Material use consistent with indigenous rock and timber.

The extent of stone required will vary with the style of the building proposed. While the use of stone around the entire building is encouraged, stone used on the front facade of a building must also extend around side facades to a logical end point. (No less than 1.2 metres (4 ft) return required around side of home.) More stone may be required for highly visible facades.

Materials for walls shall be selected from the following list. Other materials are not permitted unless specifically approved by the Architectural Review Consultant.

- Natural or cultured stone. (Stone styles that are horizontal in character are encouraged. River stone and other round stone is not permitted.);
- Wood siding;
- Square timber (use of round log is not permitted);
- Fibre cement siding or shingles (fibre cement siding must not be excessive and shall be used together with other appropriate materials);
- Stucco may be used as an accent only and may not comprise more than fifteen percent (15%) of the area of any single facade.
- Wall building materials shall not include the following: vinyl siding, wood composite siding, metal siding or aluminum siding.



Example of acceptable rock style.

### **Colours**

Building walls may be natural in colour (with a protective sealant) or stained or painted in an acceptable earth-toned colour.

Fibre-cement lap siding (ie. Hardiplank) shall be dark in colour. Seams are to be avoided and distinct joint patterns are not permitted.

Stucco colours shall be deeply toned warm greys, greens and browns; light or soft reflective tones are not acceptable. The depth of colour required may necessitate the use of acrylic stucco.

### **8.4.3 Entry Details including Doors, Roofs and Supports**

Architectural detailing shall be used to differentiate the entry from the rest of the building.

All building entries adjacent to frontage streets shall be pedestrian-scaled. Pedestrian-scaled entries are those that provide an expression of human scale in relation to building size. A well-designed, pedestrian-scaled entry is inviting and welcoming to the resident. Entry doors shall be recessed within an alcove or covered by a portico.

Large porches to serve as an outdoor extension of the building are encouraged and reduce the appearance of mass in buildings.

### **Materials**

Wood stained doors are recommended however metal doors shall be permitted.

### **Colours**

Wood doors shall be stained with clear stain to highlight the natural wood and to create a sense of warmth at the entry. Metal doors shall be painted with a colour that



Entry doors recessed within alcove.



Human-scaled entries are inviting and welcoming.

complements that overall colour scheme of the building.

Accent colours may be used to highlight the entry door in a subtle way. The accent colour shall complement the primary facade colour. This accent colour shall be represented, true to colour, on the colour board submitted during Design Review.

#### 8.4.4 Windows and Openings

The intent is to establish a rhythm of openings in the facade through design and proportion. The elements of Rocky Mountain Ranch may be articulated through window design. The guidelines for window design in homes are as follows:

- Windows shall be aligned to create a horizontal pattern.
- Windows shall be square or angular in shape. Round or oval windows are not complementary to the architectural style.
- Windows shall be recessed into the wall face to emphasize building mass and to protect windows from weather, where possible.
- Large windows and expansive window walls are appropriate.



Porches as an extension of the home.



Windows to be recessed into wall face to emphasize mass.

- All windows and doors on high visibility facades shall have exterior trim on all four sides. Windows on low visibility facades may utilize sills only. Window trim shall be a minimum of 10 cm (4”) in width. The window trim shall be wood or fibre-cement board.
- Windows shall be energy-efficient through the use of low-E and triple glazed glass. Windows should be operable to provide natural ventilation.
- Divided-light windows are acceptable.
- Sky lights may be approved in inconspicuous locations. Skylights must have a low profile, rising from the roof plane a maximum of 10 cm (4”) and glazing must be flat rather than bowed.



Window design reflects Rocky Mountain architecture design.

### **Materials**

Non reflective materials shall be used, including non-reflective glazing. Tinted glazing is not permitted.

Window frames shall be wood or finished metal. Window styles and materials will be permitted by the Architectural Review Consultant based upon the overall architectural character of the home. Skylight frames must be finished to complement the remainder of the roof.

PVC windows may only be utilized upon approval by the Architectural Review Consultant. The use of PVC windows will be reviewed based upon the window colour in relation to the other building colours and the overall level of building finishes.

### **Colours**

Wood window frames may be natural in colour (with a protective sealant) or stained or painted in an earth-toned colour such as brown or grey. Black is also acceptable.

Metal window frames shall be finished in an earth-toned colour.

Colours will be approved at the sole discretion of the Architectural Review Consultant.

### **8.4.5 Eaves, Soffit, Fascia and Eaves Trough**

The guidelines are as follows:

- Moderate to broad overhangs are required. Roof overhangs enhance the visual appeal of the home and provide sun and rain protection. Roof overhangs shall be a minimum of 45 cm (18”).
- Fascia on high visibility facades and gable ends shall be built-up. Fascia on low-visibility facades, with the exception of gable ends, may be flat.
- Eaves troughs shall be pre-finished metal and match the fascia. Vinyl eaves troughs are not permitted. Rainwater leaders shall be compatible in colour to the wall material and be designed to direct the rainwater away from the foundation of the home. Chains shall be considered as rainwater leaders. Eaves trough to be avoided where damage is likely to occur as a result of snow shedding.

### **Colours**

Wood soffit shall be natural in colour (with a protective sealant) or stained or painted in an earth-tone colour in the brown-grey range.

Metal soffit shall be natural earth tones.

Colours will be approved at the sole discretion of the Architectural Review Consultant.

Fascia shall be natural in colour (with a protective sealant) or stained or painted in an acceptable earth-toned colour that complements the overall colour palette for the home.

#### 8.4.6 Roofs

Roof forms are integral to the overall architectural design and as such, roof pitch shall vary with the verticality of landscape and setting of the home within Fairmont Hot Springs. The permitted roof pitch for Mountainside Ridge is 5:12 to 9:12.

Homes will incorporate contemporary elements with elements from the vernacular architecture of Rocky Mountain Ranch.

It is recommended that a home have a variety of roof forms to create visual interest and to denote building elements and functions such as entrances. For instance, a gable or hip configuration should be used with complementary sheds or dormers.

Snow shedding shall be considered in all roof designs. It is the Homeowner's responsibility to ensure that snow shedding considerations are addressed in the home design.

Domes, barrel vaults, gambrel, mansard and other similar roof forms will not be approved.

#### Materials

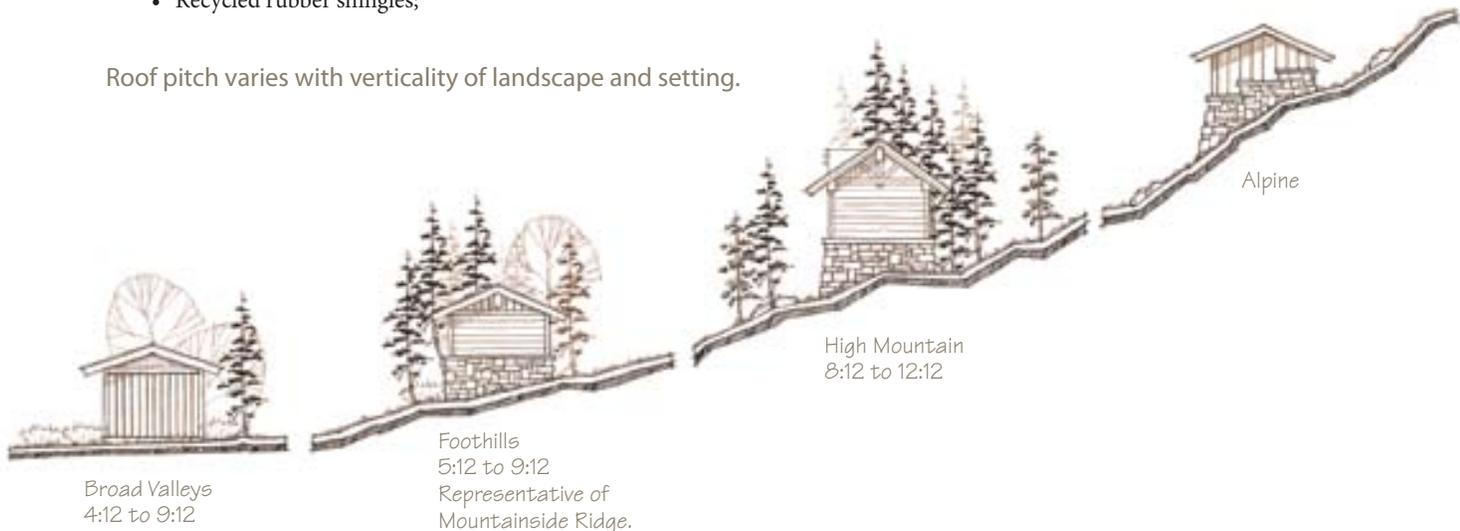
Roofs may be finished in the following materials:

- Architectural asphalt shingles (subject to approval by the Architectural Review Consultant);
- Flat concrete or fibre-cement tile (subject to the approval of tile shape and style);
- Slate or other cut stone;
- Metal roofing of shingle, shake, tile or vertical panel;
- Recycled rubber shingles;



Variety in roof forms create visual interest.

Roof pitch varies with verticality of landscape and setting.



Broad Valleys  
4:12 to 9:12

Foothills  
5:12 to 9:12  
Representative of  
Mountainside Ridge.

High Mountain  
8:12 to 12:12

Alpine

Cedar and wood shingles and shakes are not permitted.

Roof flashing shall be coloured to match the roof colour. Galvanized metal flashing is not permitted.

### **Colours**

Recycled rubber, concrete and fibreglass roofing materials are permitted in natural earth tones. Other similar colours (ie. shades of the approved colours) may be used with written consent of the Architectural Review Consultant.

Asphalt shingles shall be earth-toned in colour.

Metal roofing, roof-top vents, mechanical equipment and other roof-top accessories shall be dark and earth-toned in colour.

Colours for all roofing materials will be approved at the sole discretion of the Architectural Review Consultant.

Roof-top mechanical equipment, vents and other accessories shall be coloured to match the roof colour.

### **8.4.7 Garages and Garage Doors**

Garages and garage doors are not to be a visually dominant form and must relate to the home's overall design elements. Vehicle corridors are to be discreetly situated, with particular care given to the design and orientation of the garage access and point of entry.

Garage doors shall not dominate the residence when viewed from the street. Plans submitted with the garage entrance as the primary focal point from the street will not be approved. Effective measures that minimize the dominance of garage doors include side entries out of the direct view from the street or through creative architectural design.

In planning garage spaces, consideration shall be given to the visibility through windows. Windows in garages shall have a minimum sill height of 1.2 metres (4 ft) so that the view of stored objects is minimized.

Garage doors shall be either the same colour as the body or trim of the home or stained wood.

The preference shall be to use single-bay doors in lieu of double-width garage doors to present a small-scale appearance relative to the rest of the structure. Triple garage doors are prohibited.

Carports and other open garage structures, such as tents, are not permitted.

### **8.4.8 Fireplaces**

Propane fireplaces are encouraged over wood burning units. All wood burning fireplaces shall be installed with an approved spark arrester.

Propane fireplace flues and vents shall be of a material and colour that complements the overall design for the building. The use of uncoated galvanized metal or any reflective material is not permitted. Flues and vents shall not be located at the front facade of the building or any other highly visible location. It is recommended that flues and vents are located on a low-

visibility facade or through the roof. A single built-up false chimney is the preferred design method for clusters of fireplace flues.

#### 8.4.9 Decks, Balconies and Railings

Decks, balconies and railings add visual interest to a building. These details shall be architecturally consistent with the overall building design and must appear as an extension of the building rather than an add-on. The guidelines are as follows:

- Decks over 1.2 metres (4 ft) above finished grade shall have architecturally detailed columns and undersides.
- Supporting structures shall have sufficient massing to ensure that the scale is correct in the overall appearance of the structure.
- Solid railings are not permitted. Railings must be a minimum 25% open or void space.

#### *Materials*

- Deck materials shall complement the building materials. Decks and balconies shall not be clad in stucco.
- Deck surfaces shall be wood or concrete.
- Synthetic sheet vinyl membrane, (ie. Duradek), may be permitted, however all edges and visible portions of the decking and balconies shall be wood or fibre-cement board or other approved material.
- Material for railings must complement the overall design. Acceptable railing materials shall include timber, metal and glass.

#### *Colours*

Balconies and decks shall match the overall building character and shall be finished with complementary colours. Railings shall be coloured to match the overall colour scheme of the building. Metal railings shall be dark in colour and powder-coated. White railings are not permitted.

### 8.5 Exterior Lighting

Fairmont Hot Springs is a mountain community and as such, is committed to a “Dark Sky” program for exterior lighting. Glare, light spill-over and up-lighting contribute to “sky glow” through the use of unshielded, misplaced, excessive and/or unnecessary night lighting. New homes shall ensure the exterior lighting design enhances the overall building design, provides sufficient lighting for safe pedestrian and vehicle access and does not interfere with the enjoyment of the night sky.

The guidelines for exterior lighting are as follows:

#### *Dark Sky Guidelines*

- Lighting plans shall define the areas for which illumination is planned. Each area shall be itemized. (E.g. parking areas, doorways, walkways, signage) The number of exterior fixtures shall be limited to those required to provide adequate lighting for safety and aesthetics and shall not be superfluous.
- All exterior light fixtures shall be “Full Cut Off” designated fixtures, so that no light is visible above the lowest light emitting part of the fixture. All fixtures shall direct light downward and shield the light source from view. High wattage outdoor lighting is not permitted.
- “Shut-off” controls such as sensors, timers and motion sensors are encouraged. Avoid “dusk to dawn” sensors without a middle of the night shut-off control.
- Up-lighting, moonlighting and light-washing of landscaping or building walls is not permitted.



Decks reflect the architectural style of the home.

- Lighting shall be limited to within the Building Envelope. No illumination of natural areas is permitted.
- Seasonal lighting is permitted. Lighting shall not be installed prior to December 1 and shall be removed by January 15.

### ***Materials and Colours***

Light fixtures shall be constructed of material that is resistant to wear and meets all safety standards. Exterior light fixtures shall convey the architectural theme of the home.

A Lighting Plan, subject to these Design Guidelines, shall be submitted for review during the Design Review phase of the approval process. The following information shall be detailed on the Lighting Plan:

- The Lighting Plan should be depicted on a site plan, indicating the location of each proposed exterior lighting fixture.
- Type and number of fixtures, including the “cut-off” characteristics, indicating manufacturer and model number.
- Lamp source type, (ie. bulb type), lumen output and wattage.
- Mounting height indicated, with distance noted to nearest property line for each fixture.
- Types of timing devices used to control on/off and the hours set for illumination.

### ***Interior Lighting***

Typically, the interior design of any home is not a matter of concern to the look and feel of the neighbourhood. An exception is any instance where the type and placement of lighting may cause excessive exterior glare. An example would be windows exposed to unshielded lighting of garage or utility areas, or lighting that is directed upwards through a skylight. Another example would be porch or deck lighting that creates levels of exterior illumination that is inconsistent with the rural nature of Fairmont Hot Springs.

Special care and attention should be given to the aiming and brightness of display lighting and other intense accent lighting as it may be reflected to the exterior, particularly through high windows, clerestories or skylights.

## **8.6 Accessory Structures and Outdoor Storage**

Accessory structures such as gazebos are permitted. These structures must be designed as integral elements of the building and be complementary to the main structure. Materials, colours and finishes shall be similar on all structures and visually related by landscape treatments or connecting walls. All accessory structures shall be located within the Building Envelope.

Outdoor areas may not be used to store snow blowers, yard maintenance equipment, sports equipment, garbage containers, etc. Firewood may be stored in an unscreened area provided that it is neatly stacked in an inconspicuous location away from the structure of the home.

## **8.7 Antennae and Satellite Dishes**

The visual appearance of technological apparatus must be minimized to maintain the architectural integrity of the structure.

### ***Antennae***

Antennae are restricted to interior attic applications only.

### ***Satellite Dishes***

The guidelines for the installation of a satellite dish are as follows:

- The location of all satellite dishes shall be approved by the Architectural Review Consultant during Design Review.
- Satellite dishes shall be positioned in a location that is unobtrusive. Satellite dishes are not permitted on the front facade of a building.
- Satellite dishes shall be no larger than 60 cm (24”) in diameter.
- Screen satellite dishes with architectural features or with plantings from adjacent streets or neighbouring homes.

## 8.8 Mechanical Equipment/Vents and Storage Tanks

### 8.8.1 Mechanical Equipment

All mechanical equipment, such as air conditioning compressors, heat pumps or roof top units shall not be visually exposed. All forms for rooftop appurtenances and accessories shall be designed to complement the roofscape.

Large mechanical equipment will not be permitted unless it can be fully screened from view and thus, integrated as an acceptable feature of the design. Screening of compressors and heat pumps may assist with reduction of noise transmission. Other options such as acoustic barriers or acoustical treatment may also be pursued to reduce noise transmission, dependant on the orientation of the mechanical unit.

Electric service meters and any other utility equipment must be screened from the street and in no instance shall be placed on the front facade of a home. Screening materials shall be of a similar material and colour to the home and must protect the equipment from the impacts of snow.

Window air conditioners are prohibited.

### 8.8.2 Mechanical and HVAC Vents

All mechanical and HVAC venting shall be located in a manner that does not distract from the architectural integrity of the building. No venting or other appurtenances are permitted on the front facade of the building.

All mechanical and HVAC venting shall be of a material and colour that complements the overall design and colour scheme for the building. The use of uncoated galvanized metal, reflective material or white plastic venting is not permitted.

Gas fireplace flues and vents shall be of a material and colour that complements the overall design and colour scheme for the building. The use of uncoated galvanized metal is not permitted. Gas fireplace flues and vents may not be located at the front facade of the building or other highly visible facade. Vents shall be located on the side of the building or through the roof. A single built-up false chimney is the preferred method of dealing with clusters of fireplace flues and other mechanical appurtenances.

### 8.8.3 Storage Tanks

All fuel tanks or similar storage facilities shall either be shielded from view by walls or structures. Use shall comply with applicable codes and ordinances.

## 8.9 Address Identification

FHSR will provide address identification monuments for each home site. The location of the monument shall be noted on the site plan for approval by the Architectural Review Consultant.

The address identification monuments will be designed with a light fixture. These fixtures shall be wired directly to the electrical panel of the home and shall be on a separate breaker. As these fixtures will provide lighting for the community, the breaker shall remain on at all times and burnt out light bulbs shall be replaced immediately. If after 30 days burnt out bulbs are not replaced, the bulbs will be replaced by FHSR at the sole cost of the Homeowner.

## 8.10 Garbage and Recycling

Garbage and recycling bins must be contained within the structure of the home or garage.

## 8.11 Spas and Hot Tubs

The proposed hot tub location shall be outlined on the architectural drawings. Hot tubs will be approved at the sole discretion of the Architectural Review Consultant. If approved, hot tubs must adhere to the following guidelines:

- Hot tubs shall be designed as a visual extension of the building through the use of similar material and colours.
- Hot tubs shall be screened from adjacent properties by landscaping, lattice, wall or other permanent structure of an approved design. (Chain link and other pre-fabricated fences are not permitted.)
- The hot tub shall be positioned taking into consideration noise and views to surrounding properties.

## 8.12 Swimming Pools

The proposed swimming pool location shall be outlined on the architectural drawings. Swimming pools shall adhere to the following guidelines:

- Swimming pools shall be located within the Building Envelope and in the rear yards only.
- Above ground pools are not permitted.
- Swimming pool designs shall be in compliance with requirements of the RDEK Building Code. Security fencing shall be in compliance with the RDEK Building Code and these Design Guidelines.

## 8.13 Walls, Screens or Fences

Site walls, screens or fences may be approved when proposed as a visual extension of the residence, attached at one end, limited in length and height and constructed to match the building.

Site walls, screens or fences will not be permitted to delineate property lines or to be ornamental in nature.

Chain link fencing is not permitted.

Wooden or stone fences may be considered if the fences are low and are a direct extension of the architecture.

## 8.14 Pets and Dog Runs

Dog runs may be provided on home sites when approved in advance by the Architectural Review Consultant. Dog runs must be integrated to the maximum extent possible with the home and may not be freestanding. Fencing for dog runs must be as unobtrusive as possible.

# 9 Landscaping

## Landscaping

### *General Overview*

It is the intent of these Design Guidelines to ensure the highest standard of preservation and landscape design for each home at FHSR. All site development must respect, rather than dominate, the natural environment.

Success will be measured by the ability to maintain as much of the existing landscape as possible. To accomplish this, preservation techniques shall be combined with a thoughtful approach to revegetation and the recreated landscape. A palette native to the specific site must be utilized in all but a few areas. Leakage of non-native species into the natural landscape must be avoided.

Every effort shall be made to minimize the negative effects of construction on the environment. Disturbed areas are not only unsightly, but susceptible to erosion. Damaged or disturbed habitats should be restored to their original conditions with approved materials.

Landscape Plans shall show how the design has considered existing vegetation and site features and how these features will be protected. Incorporating natural landscape features into the site design can produce some of the most interesting designs and integrating these features on a site-specific basis can result in harmony between the built and natural environment. The following are examples of incorporating natural features into the site design:

- Step a building around mature trees and large boulders rather than remove them.
- Locate structures away from areas of significant vegetation, wetlands or creek corridors.
- Build a terrace around rock outcroppings and incorporate them into the space.
- Bend a driveway around trees and large boulders rather than removing them.

The Landscape Plan submitted for approval during Design Review will clearly outline features that are to remain to be transplanted.

Effective landscape design will reduce the visual impact of new construction and, in time, will provide a measure of privacy for the home. Native plants shall be used, to the maximum extent possible, as these plants have the best chance for long-term survival and are the least disruptive to local ecology. Plant species shall be selected to match conditions specific to a particular site.

The overall goal of landscape design is to reinforce the natural character of FHSR. In addition to adding aesthetic appeal, landscape improvements shall preserve and enhance the landscape character of the site and its surrounding area. The existing landscape found at FHSR is not complex; therefore the landscape designs shall be simple and natural.

### 9.1 Landscape Character

Landscape character refers to the visual quality of the finished landscape composition. The desired image or character of the planned landscape shall fit into one of two classifications: Natural or Enhanced.

While the palette of plants utilized largely determines the landscape character, other factors also influence character. These factors include the arrangement of plants in informal versus formal patterns, plant densities, hardscape material selections, maintenance levels and treatment of the ground surface. Care should be taken to ensure that the character of the landscape in both the Natural and Enhanced Zones blends with the existing landscape on the site.

### 9.2 Natural Landscape Zone

The Natural Landscape Zone will generally simulate landscape conditions that occur in adjacent undisturbed landscape areas. The primary emphasis for this area shall be to minimize disturbance on the site in order to salvage the existing natural

landscaping. Planting arrangements in the Natural Landscape Zone shall be random to replicate the natural patterns of the region's valley meadows and forested mountainsides. Plant densities should be similar to the adjacent natural area.

Natural Landscapes are suitable for use within all residential areas and especially in areas where vegetation is necessary due to the disturbance of the existing plant materials during construction. The Natural Zone shall provide continuity between residential sites. The design of natural appearing landscapes will minimize long-term maintenance. Treatment of the ground surface shall replicate natural conditions.

Temporary drip or spray irrigation of re-vegetated areas shall be required in order to take the plant materials through the establishment period.

The Natural Landscape Zone shall include a limited palette of plant types, restricted not only by the list in Appendix C, but also by plant species on or near the residential site that exist prior to construction. Natural Landscape Zone species may also be used within the Enhanced Landscape Zone.

### 9.3 Enhanced Landscape Zone

Enhanced Landscape Zones are those areas adjacent to residential structures which allow for more high intensity use near entries, porches, terraces and decks. Landscaping in the Enhanced Zone must have a direct relationship with the built environment and must never appear isolated. Enhanced Landscapes are not intended to replace the Natural Landscape, but rather they should be viewed as an opportunity to add a hint of human presence to the outdoors.

The Enhanced Landscape Zone includes materials, which while still indigenous, provide a more finished appearance and usually require more maintenance and irrigation. Designs are to remain simple and conservative. Plants that stand out from the native Natural Landscape must be used sparingly as thoughtfully placed accents. Landscape planting in the Enhanced Landscape Zone shall be designed and installed in a manner that emphasizes the natural character of FHSR. Formal plantings with trees planted in regular intervals are not permitted. Planting designs which, in the sole opinion of the Architectural Review Consultant, are too rigid or formal will not be permitted. As with the Building Design, height, massing, asymmetry and colour are some of the items that should be considered.

#### *Turf Areas*

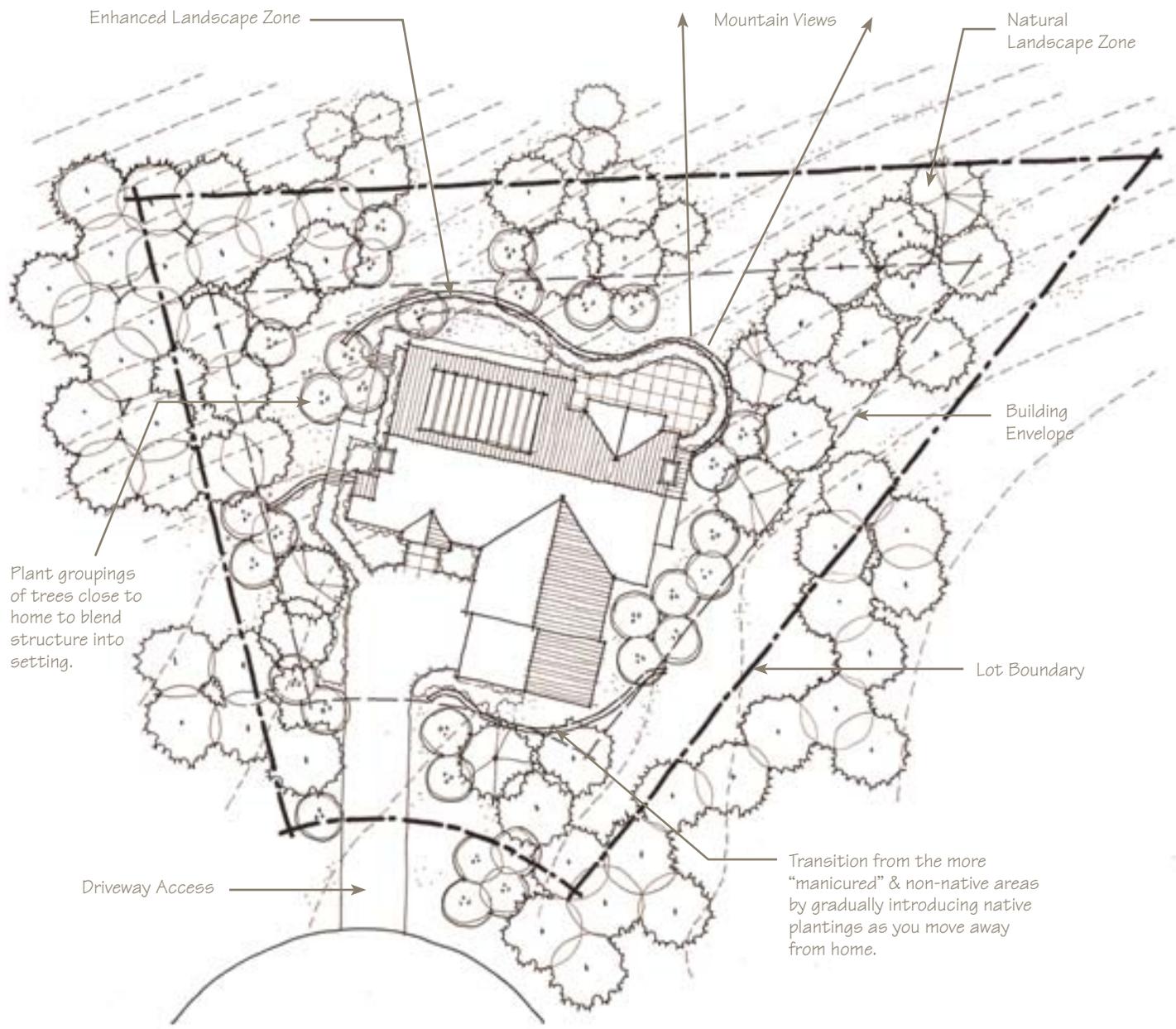
The guidelines for turf areas are as follows:

- Turf areas must physically adjoin outdoor living spaces to enhance accessibility and to avoid creating small isolated areas of manicured lawn that are not connected to the overall landscape.
- Turf edges shall not be visible.
- Turf areas may also be used as a buffer between paving surfaces and natural areas.

### 9.4 Required Landscaping

All homes at Mountainside Ridge shall contain a significant landscape component to maintain the treed appearance of the community. To accomplish this objective, all Homeowners are required to maintain all vegetation outside the Building Envelope. In addition, while significant landscaping within the front yard is encouraged, these guidelines ensure a minimal landscaping requirement.

Each Homeowner shall provide a minimum of 1 tree per 30 square metres of front yard area, less existing trees retained in the front yard of the home. The front shall be that area from the front face of the home to the street curb. Required trees shall be a minimum 3.0 metres in height for conifers and 60 mm caliper for deciduous trees. All required trees shall be planted in the front yard of the home.



Residential Landscape Zones & Planting Concepts

## 9.5 Landscape Palette

The introduction of species not normally occurring in the Fairmont Hot Springs area may change the ecological relationships among species. For this reason, and for the long-term ability to maintain landscape standards, plants other than those listed in Appendix C will not be allowed without the specific approval of the Architectural Review Consultant.

The existing native plants found in the adjacent undisturbed areas will serve as the basis for landscape development in Fairmont Hot Springs.

## 9.6 Planting Composition

The Homeowner must create a landscape that will remain healthy in this climate over time. Care must be taken to select planting methods that best assure the growth and fulfillment of the concept portrayed by the approved Landscape Plan. A local nursery may provide advice on the various species.

For the Natural Landscape Zone, care must be taken to select plants that are not only a species listed in Appendix C, but also that the actual plant specimens appear similar to those already on site.

The use of crushed stone, bark mulch and other similar materials as a groundcover material is not permitted.

Informal landscape arrangements are most appropriate in FHSR as they fit within the context of the natural environment. Landscape design should be sensitive to the natural environment as evidenced in the open space, streetscapes and common properties. The designed landscape should be especially sensitive to existing undisturbed landscapes, approved landscaping on adjacent properties and to the landscape character of the immediate area. The Landscape Plan shall provide for a smooth transition of both the finish grade and landscape materials with adjacent properties.

Plant composition shall include sizes and quantities that would naturally occur on the specific site were it not disturbed. The goal is to save and/or recreate a landscape that appears native and flows seamlessly from one site to the next.

It is also important to create a Landscape Design that complements and supports the design of the home. Selection and location of plants shall not block views from windows or entries, nor should it result in overcrowding or the need for excessive pruning to maintain appropriate plant sizes.

## 9.7 Re-vegetation and Seed Mixes

Re-vegetation of disturbed areas must occur at the earliest possible time during construction. In order to facilitate the establishment of re-vegetated plants and seed during construction, potted nursery specimens should be installed with drip irrigation and native seed mixes should be installed with temporary spray irrigation as soon as possible during the construction process to ensure adequate growth.

It is best to apply seed mixes in the fall and to abandon irrigation once the seeds are established to avoid vigorous, unnatural-appearing growth.

## 9.8 Water Features

Ornamental water features, fountains and waterfalls are discouraged at FHSR due to the attraction of bears and other wildlife.

## 9.9 Irrigation

The use of underground drip irrigation systems rather than traditional spray type systems is encouraged for most landscape situations.

Automatic irrigation systems are permitted. Temporary drip or spray irrigation shall be used in the Natural Landscape Zone.

Restored natural areas with native plantings or seed mixes must be temporarily irrigated. Native plants need regular water during the establishment period. Upon establishment of the plant materials, the irrigation system can be gradually reduced until the system can be disconnected and removed.

A qualified landscape designer will be able to recommend a watering schedule for both the establishment period and beyond. Consider watering schedules as a guide and adjust as necessary to compensate for climactic changes, soil characteristics, location and exposure and season. Watch plants for signs of stress and adjust water accordingly.

## 9.10 Weeds

Each Homeowner shall be responsible for the removal of any weeds that appear on the site. Weeds shall be removed utilizing appropriate methods to discourage future growth. Weeds pose a significant ecological threat to native plant and wildlife communities because their natural insect predators and diseases are absent from areas that they invade. Weeds and non-native plants displace native plant species that stabilize soils and provide forage and cover for wildlife. Lacking natural controls, non-native plants and weeds can spread rapidly, degrading wildlife habitat.

As many as one-hundred and nineteen (119) non-native species are found within the Columbia Valley. Canada thistle, common toadflax, Klamath weed, leafy spurge, tall buttercup, tansy and spotted knapweed are just some of the species of particular concern. These weeds are invasive, aggressive and spread at a rapid rate.

### *Mechanical*

Hand pulling, mowing and string trimming (“weed whacking”) are mechanical methods for removing non-native weeds. Hand pulling is labour intensive and is best used for small infested areas. It should be conducted in the springs when the root systems or plants are weak. Mowing and string trimming are better used for larger areas. Both of these methods must be used before the non-native plants form seed heads.

### *Chemical*

Fairmont Hot Springs does not support the use of chemical herbicides for cosmetic weed control.

## 9.11 Xeriscaping

A xeriscape landscape program is encouraged by FHSR because it provides a positive approach for landscape design and water conservation. The following steps outline the basic principles of xeriscape:

1. Design
2. Reduced turf areas
3. Use of low water demand plants
4. Zoned irrigation systems
5. Greater use of mulch (But not stone or mulch without plantings)
6. Soil Improvement

Homeowners are encouraged to include xeriscaping principles in the design of Natural or Enhanced Landscapes within FHSR to promote water conservation.

# Appendix A

## DESIGN REVIEW REGISTRATION FORM

This DESIGN REVIEW REGISTRATION FORM must be completed by the Homeowner and submitted along with all required plans and other documents for PRE-APPROVAL REVIEW (Step Five).

**Legal Description:** \_\_\_\_\_

**Civic Address:** \_\_\_\_\_

**Homeowner:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Contact Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Applicant:** (If other than above) \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Contact Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_

**Email:** \_\_\_\_\_

The Applicant acknowledges that the Design Guideline review is provided as a service and that FHSR and its designated Consultant assume no responsibility for the accuracy of the information provided, or for any losses or damages resulting from use thereof. This review does not guarantee approval for Building Permit by the Regional District of East Kootenay. (RDEK)

**Registered Lot Owner:** \_\_\_\_\_ **Date:** \_\_\_\_\_

\_\_\_\_\_ **Date:** \_\_\_\_\_

# Appendix B

## DESIGN GUIDELINE REVIEW APPLICATION FORM

This DESIGN REVIEW REGISTRATION FORM must be completed by the Homeowner and submitted along with all required plans and other documents for PRE-APPROVAL REVIEW (Step Five).

**Legal Description:** \_\_\_\_\_

**Civic Address:** \_\_\_\_\_

**Homeowner:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Contact Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Applicant:** (If other than above) \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Contact Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Architect/Designer** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Contact Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Landscape Architect** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Contact Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_

**Email:** \_\_\_\_\_

## DESIGN GUIDELINE REVIEW APPLICATION FORM (page 2)

### SUBMISSION REQUIREMENTS

All drawings submitted for review must be to scale and must be clear and legible. It is recommended that all drawings be prepared by a professional. Half-scale reductions are preferred to full-size drawings.

Description of Item	Recommended Drawing Scale	Copies Required
Completed Design Guideline Review Application		One (1)
Plot Plan (Survey)	1:200 metric (1/16"=1'-0")	Three (3)
Floor Plans and Roof Plans	1:50 metric (1/4"=1'-0")	Three (3)
Exterior Elevations (all sides, illustrate all exterior cladding materials)	1:50 metric (1/4"=1'-0")	Three (3)
Sections	1:100 metric (1/8"=1'-0")	Three (3)
Landscape Plan	1:200 metric (1/16"=1'-0")	Three (3)
Construction Limits Plan (may be included on Landscape Plan)	1:200 metric (1/16"=1'-0")	Three (3)
Exterior Lighting Plan (may be included on Floor Plans)	1:200 metric (1/16"=1'-0")	Three (3)
Colour Board (no larger than 9"x12")		One (1)
Construction Schedule		One (1)

## DESIGN GUIDELINE REVIEW APPLICATION FORM (page 3)

### BUILDING DESIGN

Provide the following information.

#### FLOOR AREA

Building Footprint \_\_\_\_\_ m<sup>2</sup> \_\_\_\_\_ ft<sup>2</sup>

#### BUILDING ELEVATIONS

Proposed Main Floor Elevation \_\_\_\_\_ m \_\_\_\_\_ ft

Proposed Front Elevation (Finished) \_\_\_\_\_ m \_\_\_\_\_ ft

Proposed Rear Elevation (Finished Grade) \_\_\_\_\_ m \_\_\_\_\_ ft

Proposed Finished Grade at Garage \_\_\_\_\_ m \_\_\_\_\_ ft

Proposed Lowest Top of Footing \_\_\_\_\_ m \_\_\_\_\_ ft

#### BUILDING HEIGHT

Permitted Maximum Building Height \_\_\_\_\_ m \_\_\_\_\_ ft

Proposed Maximum Building Height \_\_\_\_\_ m \_\_\_\_\_ ft

Does proposed building height meet  
RDEK Height Requirements? \_\_\_\_\_ YES \_\_\_\_\_ NO

If NO, provide approved variance from RDEK.

#### SETBACKS

Proposed Minimum Front Yard Setback \_\_\_\_\_ m

Proposed Minimum Left Side Yard \_\_\_\_\_ m

Proposed Minimum Right Side Yard \_\_\_\_\_ m

Proposed Minimum Rear Yard Setback \_\_\_\_\_ m

\*Indicate actual proposed distance from property line to edge of foundation wall at nearest point

## DESIGN GUIDELINE REVIEW APPLICATION FORM (page 4)

### BUILDING MATERIALS

List all proposed building materials (cladding only). Provide all items listed below on the Colour Sample Board.

<b>Item</b>	<b>Material</b>	<b>Supplier</b>	<b>Colour</b>
Foundation Cladding	_____	_____	_____
Walls-Primary Cladding	_____	_____	_____
Walls-Stone Cladding	_____	_____	_____
Walls-Other Cladding	_____	_____	_____
Walls-Other Cladding	_____	_____	_____
Roof	_____	_____	_____
Gable Ends	_____	_____	_____
Soffit	_____	_____	_____
Fascia	_____	_____	_____
Trims, battens, etc.	_____	_____	_____
Eavestrough	_____	_____	_____
Window & Door Trim	_____	_____	_____
Windows	_____	_____	_____
Garage Door	_____	_____	_____
Entrance Door	_____	_____	_____
Other Doors	_____	_____	_____
Chimney	_____	_____	_____
Deck Railings	_____	_____	_____
Deck Surface	_____	_____	_____

## DESIGN GUIDELINE REVIEW APPLICATION FORM (page 5)

### LANDSCAPING

List all proposed landscape materials.

Item	Material	Supplier	Colour
Walkway (Primary)	_____	_____	_____
Walkway (Other)	_____	_____	_____
Patios/Decks	_____	_____	_____
Driveway	_____	_____	_____
Retaining Walls	_____	_____	_____
Screen Walls	_____	_____	_____
Other (List):	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

### USE OF DESIGN REVIEW APPROVAL SERVICES

*The Homeowner acknowledges that any Design Guideline approval is provided as a service and that FHSR and its consultants assume no responsibility for the accuracy or completeness of the information submitted, or for any losses or damages resulting from the use thereof.*

*The Homeowner further acknowledges that they will hold FHSR and its consultants harmless from any action resulting from the use of this information.*

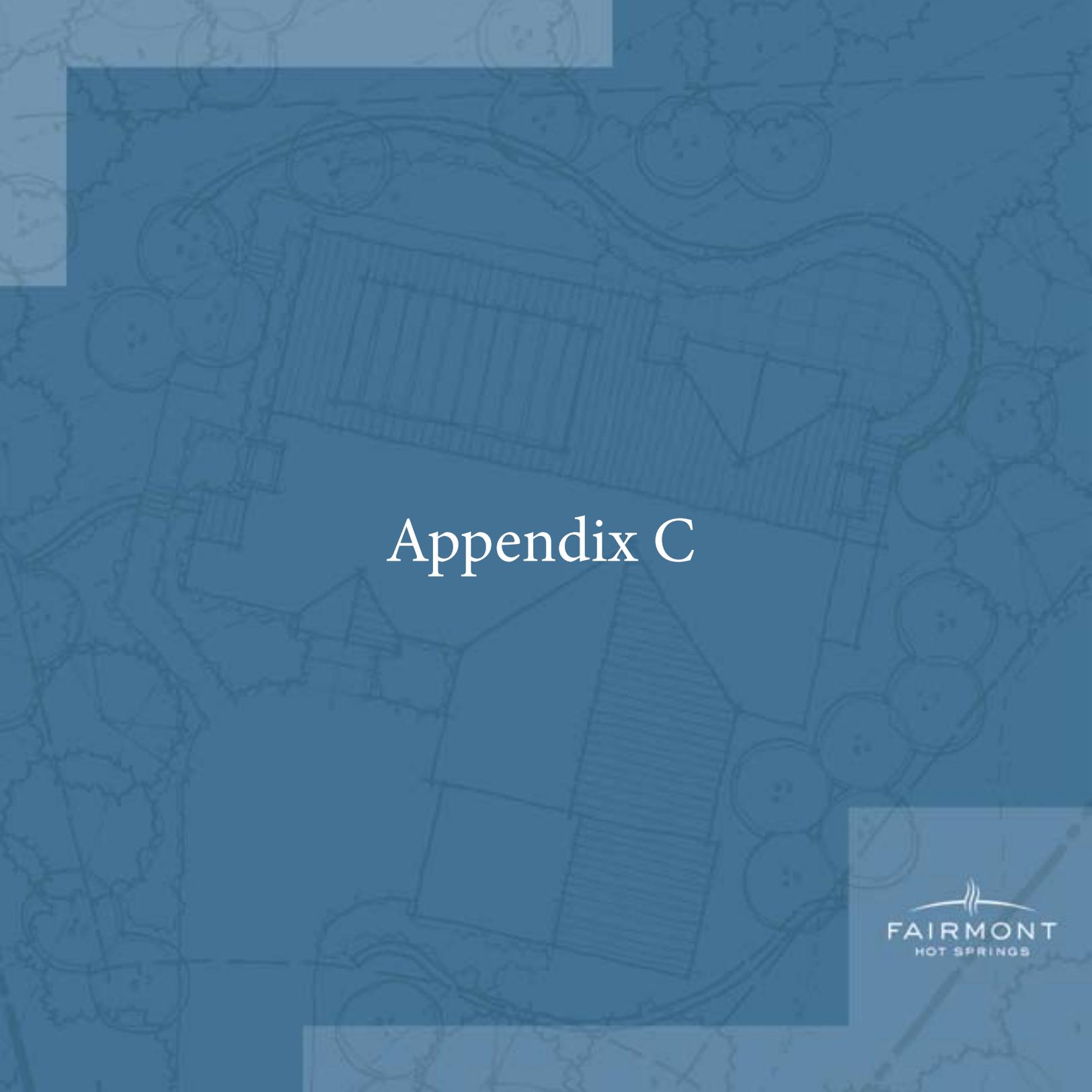
*I fully understand the above and with my signature agree to all the above terms on behalf of the Homeowner named below:*

Name of Homeowner: \_\_\_\_\_

Registered Owner: \_\_\_\_\_

Name (s) (Print): \_\_\_\_\_

Date: \_\_\_\_\_



# Appendix C

## APPROVED PLANT MATERIAL

The following trees and shrubs are approved for use in home landscape design at FHSR.

All plant material proposed for use in the landscape must be selected from this list. No other plant material is approved for use at FHSR.

### CONIFEROUS TREES

Common Name	Scientific Name	Distinctive Features
Alpine Fir	<i>Abies Lasiocarpa</i>	Needles appear to be blown upward on branches
Tamarck Larch	<i>Larix Laricina</i>	Deciduous foliage (needles); spectacular springs and autumn colours
Alpine Larch	<i>Larix Lyallii</i>	Deciduous foliage (needles); spectacular spring and autumn colours
Western Larch	<i>Larix Occidentalis</i>	Deciduous foliage; thick bark, sheds lower branches makes it resistant to fire
Engelmann Spruce	<i>Picea Engelmann</i>	Straight, spire-like tree
Douglas Fir	<i>Pseudotsuga Menziesii</i>	Distinctive three-forked bracts between scales on cones

### DECIDUOUS TREES

Common Name	Scientific Name	Distinctive Features
Douglas Maple	<i>Acer glabrum</i>	Trunk of Douglas Maple is often separated into a number of small branches
Mountain Alder	<i>Alnus tenuifolia</i>	Small tree or course shrub; often occurs in clumps
Water Birch	<i>Betula occidentalis</i>	
Paper Birch	<i>Betula papyrifera</i>	Small to medium sized; bark peels off in paper strips
Balsam Poplar	<i>Populus balsamifera</i>	Sweet balsam odour
Trembling Aspen	<i>Populus tremuloides</i>	Leaves quiver or tremble in breeze
Rocky Mountain Ash	<i>Sorbus scopulina</i>	Best in moist, well-drained acidic soil

### SHRUBS

Common Name	Scientific Name	Distinctive Features
Kinnikinnick	<i>Arctostaphylos uva-ursi</i>	Mat-forming shrub with pink flowers Mar-April
Silver Sagebrush	<i>Artemisia cana</i>	Semi-evergreen shrub with silver foliage
Fringed Sagebrush	<i>Artemisia frigida</i>	Foliage is metallic silver
Rubber Rabbitbrush	<i>Chrysoth. nauseosus</i>	Dark yellow flowers in late summer into fall
Green Rabbitbrush	<i>Chrysoth. viscidiflorus</i>	Leaves green, shiny and sticky
Red-osier Dogwood	<i>Cornus stolonifera</i>	White flowers May-June

Douglas Hawthorn	<i>Crataegus douglasii</i>	Showy clusters of white flowers mid-spring
Wolfwillow	<i>Elaeagnus commutata</i>	Silvery shrub with rusty coloured twigs and fragrant flowers
Rocky Mountain Juniper	<i>Juniperus scopulorum</i>	Shrubby tree with an irregularly rounded, wide, knotty and twisted trunk
Winterfat	<i>Kraschen. lanata</i>	White-gray foliage with inconspicuous yellow flowers
Labrador Tea	<i>Ledum groenlandicum</i>	Well-branched spreading shrub
Creeping Oregon Grape	<i>Mahonia repens</i>	Holly-like leaves; drought and shade tolerant
False Azalea	<i>Menziesia ferruginea</i>	Upright shrub; twigs appear in whorls from stem
Mockorange, Syringa	<i>Philadelphus lewisii</i>	Incredibly fragrant flowers begin in late spring
Ninebark	<i>Physocarp. malvaceus</i>	White flowers (springs); red fall colour
Shrubby Cinquefoil	<i>Potentilla fruticosa</i>	Yellow flowers early summer-mid fall
Bitter Cherry	<i>Prunus emarginata</i>	Fragrant white flowers become red cherries
Choke Cherry	<i>Prunus virginiana</i>	White flowers in spring become red-purple fruit
Antelope Bitterbush	<i>Purshia tridentata</i>	Yellow highly fragrant flowers Apr-May
White Rhododendron	<i>Rhododendron albeflorum</i>	Thicket-forming; many up-swept stems
Smooth Sumac	<i>Rhus glabra</i>	Compound, blue-green leaves turn red in fall
Oakleaf Sumac	<i>Rhus trilobata</i>	Leaves turn bright red to orange colour in fall
Golden Currant	<i>Ribes aureum</i>	Bright yellow flowers in early spring
Red-flowering Currant	<i>Ribes sanguineum</i>	Pale to dark pink flower spikes in early spring
Woods' Rose	<i>Rosa woodsii</i> var. <i>ultramontana</i>	Graceful, small, tidy shrub with pale to dark pink flowers blooming in late May
Blue Elderberry	<i>Sambucus cerulean</i>	Coarse shrub; small white flowers in late spring
Silver Buffaloberry	<i>Sheperdia argentea</i>	Dense form of silver foliage
Common Snowberry	<i>Symphoricarpos albus</i>	Pink to white five-lobed flowers in May or June; drought tolerant

## FLOWERING PERENNIALS (WILDFLOWERS)

Common Name	Scientific Name	Distinctive Features
Western Yarrow	<i>Achillea millefolium</i>	White flowers fading cream from spring to fall
Rosy Pussytoes	<i>Antennaria</i> spp.	Pink and white flowers Jun-Jul; drought-tolerant
CO Blue Columbine	<i>Aquilegia caerulea</i>	Blue and white unique blooms Jun-Aug
Western Columbine	<i>Aquilegia formosa</i>	Unique red and yellow flowers spring-summer
Leafy Arnica	<i>Arnica chamissonis</i>	Large yellow, orange flowers
Goatsbeard	<i>Aruncus dioicus</i>	Spectacular in flower, large plumes
Wild Aster	<i>Aster</i> spp.	Purple, light blue to cream flowers

Arrowleaf Balsamroot	<i>Balsamorhiza sagittata</i>	Bright yellow flower heads; tall leafless stalks
Blue Camas	<i>Camassia quamash</i>	Blue petals and yellow stamen blooms May-Jun
Bluebells	<i>Campanula rotundifolia</i>	Lavender-blue “bell” flowers; fine grass-like leaves
Red Paintbrush	<i>Castilleja miniata</i>	Scarlet-red flowers; cluster of stems grow upward from base
Dwarf Dogwood/ Canada Bunchberry	<i>Cornus canadensis</i>	White four-petal flowers; shiny red berries
Tall Larkspur	<i>Delphinium glaucum</i>	Tall stems; stately purplish-blue flowers
Yellow Mountain Avens	<i>Dryas drummondii</i>	Ground hugging; yellow, “butter-cup like” flowers
Fireweed	<i>Epilobium angustifolium</i>	Pinky, purple flowers
Fleabane	<i>Erigeron</i> spp.	Well-branched; numerous white, lavender or pink flowers
Snow Buckwheat	<i>Eriogonum niveum</i>	Low plant; silvery-gray appearance; small, white flowers in fall
Sulfur Buckwheat	<i>Eriogonum umbellatum</i>	Bright yellow flowers; drought-tolerant
Woolly Sunflower	<i>Eriophyllum lanatum</i>	Stems and leaves covered with gray, woolly hair; yellow flowers
Northern Bedstraw	<i>Galium boreale</i>	White, three-forked flower clusters
Sticky Geranium	<i>Gerani. Viscosissimum</i>	Pink to lavender flowers with red veins, May-Sept
Prairie Smoke	<i>Geum triflorum</i>	Unmistakable feathery pink seedheads
Alumroot	<i>Heuchera</i> spp.	Reddish flowers on trim spikes
Scarlet Gilia	<i>Ipomopsis aggregate</i>	Red flowers (June); attracts hummingbirds
Tiger Lily, “Columbia Lily”	<i>Lilium columbianum</i>	Unbranched stems; orange flowers that “dangle-down”
Prairie Flax	<i>Linum lewisii</i>	Violet wildflowers
Lupine	<i>Lupinus arcticus</i>	Blue, purple, pink flowers in clusters; common BC wildflower
Silver Lupine	<i>Lupinus argenteus</i>	Blue to white flowers
Ostrich Fern	<i>Matteucia struthiopteris</i>	Elegant vase-shaped fern
Wild Bergamot	<i>Monarda fistulosa</i>	Lavender, tubular flowers
Alpine Forge-Me-Not	<i>Myosotis alpestris</i>	Blue, lavender flowers
Common Evening Primrose	<i>Oenothera biennis</i>	Yellow flowers; flowers open in evening
Waxleaf Penstemon	<i>Penstemon nitidus</i>	Pink, blue flowers
Purple-Fringe Weed	<i>Phacelia sericea</i>	Blue, violet or white bell-shaped flowers
Arctic Phlox	<i>Phlox borealis</i>	Ground-hugging, small fine foliage; pink blooms
Spreading Phlox	<i>Phlox diffusa</i>	Pink to white blooms

Moss Phlox	Phlox hoodii	Tiny needle-like leaves; dozens of white-light-blue flowers
Jacob's Ladder	Polemonium pulcherrimum	Delicate foliage; blue flowers
Stoncrop	Sedum spp.	Small-clustered yellow flowers; drought-tolerant
Moss Campion	Silene acaulis	Densely-tufted; numerous pink flowers
Blue-eyed Grass	Sisyrinchium montanum	Grass-like leaves; blue flowers
False Solomons Seal	Smilacina racemosa	Tiny white flowers in cone at top of stem; powerful scent
Canada Goldenrod	Solidago spp	Yellow flowers cover plant late summer-fall; sunflower family
White Meadowsweet	Spiraea betulifolia	Small, white, clustered flowers
Meadow Rue	Thalictrum spp.	Blue-green leaves; small flowers
Woolly Thyme	Thymus pseudolanuginosus	Ground cover; fuzzy gray-green foliage; drought-tolerant
Americana Vetch	Vicia Americana	Climbing perennial, grows tall; blue or reddish-purple flowers
Violets	Viola spp. (canadensis)	
White Camas	Zygadenus elegans	Lily-like leaves; white flowers

## GRASSES

Common Name	Scientific Name	Distinctive Features
Indian Ricegrass	Achnather. hymednoides	Beautiful flower clusters when it goes to seed
Little Bluestem	Andropogon scoparium	Blue-green warm season grass; reddish in fall
Blue Grama	Bouteloua gracillis	Mat forming warm season grass
Bottlebrush Squirreltail	Elymus elymoides	Unique tufted seed head in mid-spring
Idaho Fescue	Festuca idahoensis	Gray-blue blades in early summer
Alpine Fescue	Festuca brachyphylla	Densely tufted, slender blue-green leaf
Blue Oatgrass	Helictotichon	Clump forming, blue foliage
Great Basin Wildrye	Leymus cinereus	Bluish tan blades with wheat-like seed heads
Bluebunch Wheatgrass	Pseudo. Spicata	Bluish cast, decorative flower clusters
Sand Dropseed	Sporobolus crytandrus	Stays green in heat of summer; fire-resistant

Other non-native grasses which are not invasive may also be approved for use.

*While a plant may be native to a region, that does not mean that it will grow everywhere in that region. The characteristics of any site will typically vary from place to place and some plants may do better than others at various places within a site. In other words, a little experimentation may be required.*









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