



# DESIGN AND FIRESMART GUIDELINES FOR CARIBOO RIDGE HOMES

## 1. DEFINITIONS

### 1.1 Building Types

**“Basement-Entry Detached Dwelling”** means a residential dwelling which has two floors with the majority of sleeping areas and all living areas such as the kitchen, dining room, living room and family room all on the upper floor and the foyer and optional bedrooms and/or a bathroom on the lower floor. Unlike a *“two-storey detached dwelling”* a *“basement-entry detached dwelling”* is completely self-contained on the upper floor;

**“Rancher Detached Dwelling”** means a residential dwelling which may have a basement as long as only one floor is visible from any adjacent street and provided that the majority of sleeping areas and all living areas such as the kitchen, dining room, living room and family room are all on that floor;

**“Two-Storey Detached Dwelling”** means a residential dwelling with two floors where bedrooms are primarily located on the upper floor and living areas such as the kitchen, dining room, living room and only one bedroom (if any) are exclusive to the lower floor. A two-Storey Detached Dwelling may include a basement.

### 1.2 Other Definitions

**“Building Code”** means the British Columbia Building Code 2018;

**“Consultant”** means an architect in good standing with the Architectural Institute of British Columbia;

**“Developer”** means Cariboo Ridge Development GP Ltd., the developer of fee simple lots in Plan EPP88816, District Lot 4847, Land District 27;

**“District”** means the District of 100 Mile House;

**“Guidelines”** mean the Design and FireSmart Guidelines in this document.

**“Land Title Act”** means the Land Title Act R.S.B.C. 1996, c. 250, as amended;

**“Owner”** means the owner of a fee simple lot in Plan EPP88816, District Lot 4847, Land District 27;

**“Principal Façade”** means the building wall or walls of the detached dwelling facing Spruce Place and includes 9<sup>th</sup> Street in the case of Lots 1 and 8 and

**“Purchaser”** means any individual, corporation, society, association, co-operative, joint venture, partnership, trust, unincorporated organization, government, or other legal entity proposing to acquire a lot from the developer to build a residential dwelling on a lot.

## **2. OBJECTIVES OF THE GUIDELINES**

- 2.1** The Guidelines are intended to add value through the construction of well designed, high quality homes that are attractively landscaped. The developer is committed to the creation of an attractive new neighbourhood with enhanced sustainability – measured in terms of building longevity, energy consumption/efficiency, walkability, ease of access and low wildfire risk.
- 2.2** The Guidelines are intended to complement the District of 100 Mile House Zoning Bylaw. They do not supersede the Zoning Bylaw or any other District requirement.
- 2.3** The Guidelines are limited to the exterior design of the residential dwelling, site planning and landscaping.

## **3. PROCEDURES AND REQUIREMENTS**

- 3.1** Cariboo Ridge Development GP Ltd. is the developer of the subdivision.
- 3.2** The consultant is Thomas Zimmerman AIBC or other registered Architect with professional experience in the home design field. The developer has retained the consultant to ensure that the dwelling and landscape designs comply with the Guidelines.
- 3.3** The District is not responsible for the administration or approval of the Guidelines but will check the title prior to issuing a building permit. It is the responsibility of the purchaser to ensure compliance with the Guidelines.

- 3.4** All plans must be signed by the consultant, with his name clearly written in block letters adjacent the signature in the following format:

|  |
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| <p><b>Design Consultant:</b></p> <p>Address: 1030-470 Granville Street, Vancouver BC</p> <p>Phone No: 604-506-8199</p> <p>Signature and Initials:</p> <p>Date:</p> |
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- 3.5** The Guidelines are registered under Section 220 of the *Land Title Act*.
- 3.6** Before selecting building plans, it is recommended that the purchaser first obtain a copy of the Guidelines.
- 3.7** Before preparing a Building Permit application, the purchaser is advised to contact the consultant and provide a preliminary sketch or design concept to ensure the general direction will be able to meet the Guidelines and integrate with nearby dwellings in the Cariboo Ridge development, where applicable.
- 3.8** No building shall be constructed, placed, erected, or maintained on any lot until plans and exterior finishing details have been approved in writing by the consultant, who shall have the right and power to accept or reject same in accordance with the requirements in the Guidelines.
- 3.9** The developer shall provide the purchaser with a copy of the registered Guidelines and the applicable Lot Grading Plan.
- 3.10** A building permit is required prior to the construction of a single detached dwelling. Building permits are issued by the South Cariboo office of the Cariboo Regional District in 100 Mile house on behalf of the District of 100 Mile House. Prior to submission of a building permit application, a purchaser, builder, or owner shall submit to the consultant two sets of plans and one electronic copy of the following:
- site plan showing the house on the lot at a 1:250 (1/16" + 1'-0") scale;
  - all four exterior elevations;
  - specifications or samples of colours and materials of the exterior finishes; and
  - landscape layout showing planting and ground cover (if not included in the site plan).
- 3.11** The purchaser shall follow the recommendations of the consultant. In all cases where major revisions or refusal of the home design is involved, the purchaser will be given an opportunity to discuss the proposed revisions with the consultant before a 'requirement for changes' or an outright 'refusal' of the home design is issued. The consultant will complete and provide a housing design checklist for the purchaser to ensure compliance with the Guidelines. Subsequent changes other than minor revisions must be approved by the consultant.

- 3.12** The developer shall collect a fee from the purchaser in the amount of \$500.00 for reviewing and administering the Guidelines.
- 3.13** The purchaser shall provide security in the amount of \$2,500.00. The security will be returned providing the following conditions are met:
- \$1,500.00 following final occupancy issued by the South Cariboo office of the Cariboo Regional District and sufficient photo documentation to the consultant to confirm that the requirements of the Guidelines have been met; and
  - \$1,000.00 following completion and documentation of the landscaping. The purchaser will provide sufficient photo documentation to the consultant to confirm that the landscape materials have been properly installed and have survived their initial growing season. The purchaser or owner, as the case may be, will be required to provide replacement landscape plants that have not survived their initial growing season.

#### **4. REQUIREMENTS FOR THE LOT**

- 4.1 Lot Grading.** House elevation drawings shall show final grades and elevations. The developer will provide a Lot Grading Plan to the purchaser. The design for the dwelling is to be compatible with the Lot Grading Plan and the minimum basement elevations provided. The purchaser may refine the Lot Grading Plan provided it does not negatively impact other lots.

The purchaser is required to provide documentation that the grading, landscaping and other site changes do not interrupt the drainage pattern or increase runoff into adjacent sites.

- 4.2 Lot Servicing.** The developer will provide lot servicing documentation to enable the purchaser to undertake the necessary connections to municipal services.
- 4.3 Retaining Walls.** Retaining walls, where permitted, shall be treated and/or integrated with the landscaping to soften the visual effect of the retaining wall.

All retaining walls and their foundations, including drainage pipes are to be within the property lines so as not to encroach on any neighbouring lot.

#### **5. DESIGN GUIDELINES FOR THE HOUSE**

##### **5.1 General**

The intent of the Guidelines is to create an attractive neighbourhood compatible with the character of the South Cariboo. The South Cariboo has a rich diversity of housing designs, many of which feature the use of local building materials such as wood. The use of local building materials is encouraged to enhance the regional economy and take advantage of the area's natural assets.

The Guidelines do not call for a particular theme or design style. The intent of the Guidelines is for the single detached dwelling to be well suited to the lot configuration and topography and reflect above average quality in design and building materials.

## 5.2 Proposed House Concept

5.2.1 **Housing Types** shall be limited to:

- a. Basement entry single detached dwelling; or
- b. Two storey single detached dwelling; or
- c. Rancher single detached dwelling. This may include a manufactured home.

## 5.3 Permitted Land Uses

5.3.1 Land use is regulated by the District of 100 Mile House Zoning Bylaw No. 1290, 2016. All lots on Spruce Place are zoned Residential Low Density Zone (R-1). This zone permits one principal use and a range of accessory or secondary uses.

5.3.2 **Principal Use:** Each lot is permitted one single detached dwelling.

5.3.3 **Accessory Uses:** The following accessory uses are permitted:

- a. One Secondary suite within the single detached dwelling subject to a maximum floor area of 90m<sup>2</sup> [970 sq. ft.];
- b. Accessory building(s) include a detached garage, workshop, shed, greenhouse or other structure;
- c. Home occupation, provided the business is wholly contained within the single family dwelling with no outside storage and does not exceed the lesser of 30 square metres or 50% of the floor area of the single detached dwelling.
- d. Child care to a maximum of 8 children; and
- e. Bed and Breakfast provided a secondary suite is not provided. A Bed and Breakfast business must provide one additional parking space on the lot and is limited to a maximum of two bedrooms for clients and a maximum of four clients.

5.3.4 The purchaser is advised to review the Zoning Bylaw and consult with the District of 100 Mile House with respect to any additional requirements which may apply. In the event of any conflict, the requirements of the District of 100 Mile House will apply.

## 5.4 Exterior Design

5.4.1 **Exterior Design:** Primary attention shall be given to the Principal Façade facing Spruce Place. For Lots 1 and 8, the Principal Façade also includes the façade facing 9<sup>th</sup> Street.

5.4.2 **Cladding:** Cladding may include horizontal or vertical siding consisting of fire rated wood, board and batten, Hardie board or other durable siding material that uses cement fibers with corner boards at outside corners. Logs and heavy timbers are also permitted. The same cladding shall be used on all sides of the house. Exterior siding must comply with the fire resistance requirement of the BC Building Code and extend from ground level to the roofline.

5.4.3 **Roofing:** Roofing shall consist of asphalt shingles, ULC rated shakes, concrete tiles, metal shingles, slate, panels or other materials approved by the consultant. Only roofing materials with a Class A, B or C fire retardant rating may be used. Untreated wood shakes and shingles are not permitted.

All slopes shall have a pitch not less than 5/12. Flat roofs are not permitted except as approved by the consultant for small areas.

5.4.4 **Trims/features:** A skirt board with a minimum height of 23 cm (9") shall run along the front of the Principal Façade and return a minimum of 2.4 m (8 ft.) on the sides. Windows and doors shall have a minimum 2.5 cm x 10 cm (1" x 4") wood trim surround where wood is provided. Where porches and front stairs are provided, wood or metal railings and spindles are required as per the BC Building Code.

Eaves should be enclosed and all vents including soffits screened (3-millimetre wire mesh preferred). The undersides of balconies, decks and crawlspaces must be sheathed in with flame resistant materials. Open roof gutters that are not regularly cleaned are a prime fire hazard. Enclosed gutters that prevent the accumulation of leaf debris are encouraged.

5.4.5 **Windows:** The size and orientation of windows to take advantage of passive solar gain is encouraged.

Double or thermal pane windows are required as per the BC Building Code. Single pane windows are not permitted.

Street facing windows must consist of a single picture or fully divided and sealed lites. Simulated fake muntins are not allowed.

5.4.6 **Doors:** Front doors shall be of a panel style with either a light in the doorway or a side light as per the BC Building Code. Garage doors shall be a raised panel type.

5.4.7 **Chimneys:** Chimneys may be constructed either of brick or built as a chase clad in the same material as the house. Stepped trim at the top is required.

Chimney stacks should extend a minimum of 0.6 metres above the roof peak and 3.0 metres away from the roof peak. Chimneys should be installed as per the BC Building Code with approved spark arrestor screens.

## 5.5 House Colours

5.5.1 **Siding Colour:** Wood siding colours shall be in the same range as the siding colours or slightly deeper shades. White, earth tone or Hardie board colours are recommended for siding, but other colours may be permitted subject to approval of the consultant.

5.5.2 **Trim and Gutters:** Trim can be the following colours: white, the same colour as the siding, a darker shade of the siding colour; or if contrasting, the colour should be a subdued colour.

5.5.3 **Soffit and Down Pipes:** White or preferably the siding colour.

5.5.4 **Doors:** White, trim colour, or siding colour. Garage doors may be two colours only if low contrast colours are used.

5.5.5 **Brick and Stone:** Earth tones only.

## 5.6 Garages and Driveways

5.6.1 **Garages:** Where possible, garages are to be located behind the building entrance. Garages may be attached or detached. Tandem garages are not permitted.

5.6.2 **Lots 5 and 6 Garages:** The location of the garage below the detached dwelling is permitted in order to minimize the grade of the driveway.

5.6.3 **Access:** All driveways must be accessed from Spruce Place, except for Lots 1 and 8 where the vehicular access may be permitted from 9th Street provided the pedestrian entrance is located on Spruce Place.

5.6.4 **Locations:** Driveway locations must be approved by the consultant.

5.6.5 **Surfacing:** Driveways shall be hard surfaced with concrete, using either a broom finish or an exposed aggregate finish, with pavers or with asphalt.

## 5.7 Building Regulations and Siting

5.7.1 **Siting of Single Detached Dwelling:** A single detached dwelling shall be oriented toward Spruce Place.

5.7.2 **Minimum and Maximum Floor Areas:** A single detached dwelling shall have a minimum floor area of 130m<sup>2</sup> [1,400 sq. ft.] of which a minimum of 90 m<sup>2</sup> [970 sq. ft.] must be finished. The maximum floor area of a single detached dwelling shall be 600 m<sup>2</sup> [6,460 sq. ft.]. The maximum allowable site coverage of the principal plus accessory uses is 40% of the lot area.

5.7.3 **Lot Coverage:** The maximum lot coverage for all buildings and structures shall be 40%.

5.7.4 **Yards and Setbacks:** Principal and accessory buildings and structures shall be sited with the following minimum setbacks as per the following Table 1:

**Table 1 - Setbacks**

| <b>Required Setbacks</b>     | <b>Single Detached Dwelling</b> | <b>Accessory Building</b> |
|------------------------------|---------------------------------|---------------------------|
| Front Yard                   | 6.0 metres [20 ft]              | 7.5 metres [25 ft]        |
| Rear Yard                    | 7.5 metres [25 ft]              | 1.0 metre [3 ft]          |
| Side Yard                    | 2.0 metres [6.5 ft]             | 1.0 metre [3 ft]          |
| Side Yard on Flanking Street | 3.0 metres [10 ft]              | 3.0 metres [10 ft]        |

5.7.5 **Height of Buildings:** Single detached dwellings shall have a maximum height of 10 metres [33 ft]. Accessory buildings shall have a maximum height of 5 metres [16.5 ft].

## **5.8 Energy Conservation and Building Sustainability**

5.8.1 Energy conservation is strongly encouraged. Potential opportunities include building orientation to maximize passive solar gain, the use of solar panels, additional insulation to increase R values above the requirements of the BC Building Code, geothermal heating, triple glazed windows, life cycle costing to maximize long term value, and the use of BC Hydro Power Smart initiatives.

5.8.2 The following programs offer significant benefits to builders and owners concerned with energy conservation and building sustainability:

- Leadership in Energy and Environmental Design® (LEED) is a prescriptive rating system developed by the Canada Green Building Council to enhance building design and construction, indoor environmental quality, water conservation, and building longevity, all under the umbrella concept of improving sustainability.
- Built Green is an industry-driven certification program created to encourage and facilitate sustainable business practices. The program addresses seven key areas of sustainable building: energy & envelope, materials & methods, indoor air quality, ventilation, waste management, water conservation, and building practices.
- Passive House Canada is a national non-profit professional association advocating for an internationally recognized, proven, science-based energy standard for building construction. Buildings built to Passive House standards consume up to 90% less heating and cooling energy compared to conventional buildings. The focus on high insulation levels and air tightness enables precise control over indoor air quality, temperature, operating costs, reduced carbon emissions.
- BC Hydro provides incentives for PowerSmart initiatives.



- The BC Energy Step Code, enacted in April 2017, provides an incremental and consistent approach to achieving more energy-efficient buildings that go beyond the requirements of the BC Building Code. The intent is to increase energy-efficiency in phases such that new buildings will be net-zero energy ready by 2032. The BC Energy Step Code establishes a series of measurable, performance-based, energy-efficient construction standards available to builders. The BC Energy Step Code does not specify how to construct a building; rather it identifies energy-efficiency targets and lets the designer/builder decide how to meet the target. To comply with the BC Energy Step Code, builders must use energy modelling software and on-site testing to demonstrate that both their design and the constructed building meet the requirements of the BC Energy Step Code. A rebate of \$4,000 to builders for meeting Step 4 is considered attainable for the South Cariboo.
- Further information on new home construction, space heating, water heating and building envelope rebates through Fortis BC and BC Hydro is available on the Clean BC Better Homes website at <https://betterhomesbc.ca/rebate-guide/>

5.8.3 The use of accessible design features is encouraged to facilitate aging in place.

## 6. REQUIREMENTS FOR TREE PLANTING AND LANDSCAPING

### 6.1 Tree and Vegetation Planting

Landscaping will be required for all lots in Cariboo Ridge. The purpose of this requirement is to use sustainable and fire-safe practices, while creating a visually unifying and pleasing streetscape for the neighbourhood. Priority should be given to the front and side yard landscapes of Lots 1 and 8 due to their prime visibility.

Table 2 provides a list of suitable trees, shrubs and other plant material. The use of local suppliers is encouraged. This list represents plant material with low to medium water use that is fire-resistant characteristics suitable for front, side, and back yard space. Other plants may be submitted for consideration by the consultant. Irrigated landscapes are encouraged as they provide a greater fire resistance. However, this decision is up to the owner and is not a requirement of the Guidelines.

**Table 2 – Recommended Plant List for Cariboo Ridge Homes**

#### TREES

| Scientific Name                         | Common Name           | Size        | Mature Ht. | Water Use |
|---|-----------------------|-------------|------------|-----------|
| <i>Acer ginnala</i>                     | Amur maple            | 3cm Caliper | 4 – 6m     | Medium    |
| <i>Acer rubrum</i> ‘red rocket’         | Red rocket maple      | 5cm Caliper | 9 – 12m    | Medium    |
| <i>Crataegus mordenensis</i> ‘Snowbird’ | Snowbird hawthorn     | 5cm Caliper | 4 – 6m     | Medium    |
| <i>Populus tremuloides</i>              | Trembling aspen       | 5cm Caliper | 9 – 12m    | Medium    |
| <i>Prunus virginiana</i>                | Chokecherry           | 3cm Caliper | 6 – 9m     | Medium    |
| <i>Sorbus aucuparia</i>                 | European mountain ash | 5cm Caliper | 15 - 25    | Low       |

**SHRUBS**

| Scientific Name              | Common Name             | Size   | Spacing   | Water Use |
|------------------------------|-------------------------|--------|-----------|-----------|
| <i>Amelanchier alnifolia</i> | Saskatoon, Serviceberry | #2 Pot | 1.8m O.C. | Low       |
| <i>Cornus sericea</i>        | Red-twig dogwood        | #2 Pot | 1.8m O.C. | Low       |
| <i>Physocarpus spp.</i>      | Ninebark                | #2 Pot | Varies    | Low/Med   |
| <i>Potentilla spp.</i>       | Potentilla              | #2 Pot | 1.2m O.C. | Low       |
| <i>Rosa rugosa 'Hansa'</i>   | Rugosa rose             | #2 Pot | 1.5m O.C. | Medium    |
| <i>Spiraea spp.</i>          | Spiraea                 | #2 Pot | Varies    | Low/Med   |

**VINES + GROUND COVER**

| Scientific Name                | Common Name    | Size   | Spacing   | Water Use |
|--------------------------------|----------------|--------|-----------|-----------|
| <i>Arctostaphylos uva-ursi</i> | Kinnickinnick  | #1 Pot | 1.0m O.C. | Low       |
| <i>Clematis spp.</i>           | Clematis       | #1 Pot | 2.0m O.C. | Med/High  |
| <i>Lonicera spp.</i>           | Honeysuckle    | #1 Pot | 2.0m O.C. | Low       |
| <i>Thymus spp.</i>             | Creeping thyme | #1 Pot | 0.5m O.C. | Low       |

**ORNAMENTAL GRASSES**

| Scientific Name                                   | Common Name                   | Size   | Spacing   | Water Use |
|---|-------------------------------|--------|-----------|-----------|
| <i>Deschampsia caespitosa</i><br>'Bronzeschleier' | Bronze veil tufted grass      | #1 Pot | 0.3m O.C. | Low       |
| <i>Calamagrostis x acutiflora 'Karl Foerster'</i> | Foerster's feather reed grass | #1 Pot | 1.0m O.C. | Medium    |
| <i>Festuca glauca 'Elijah Blue'</i>               | Elijah blue fescue            | #1 Pot | 0.3m O.C. | Low       |
| <i>Festuca idahoensis</i>                         | Idaho fescue                  | #1 Pot | 0.3m O.C. | Low       |

**PERENNIALS**

| Scientific Name                      | Common Name      | Size   | Spacing   | Water Use |
|--------------------------------------|------------------|--------|-----------|-----------|
| <i>Achillea spp.</i>                 | Yarrow           | #1 Pot | Varies    | Low       |
| <i>Artemisia stelleriana</i>         | Dusty miller     | #1 Pot | 1.0m O.C. | Low       |
| <i>Alchemilla spp.</i>               | Lady's mantle    | #1 Pot | Varies    | Medium    |
| <i>Aster spp.</i>                    | Aster            | #1 Pot | Varies    | Medium    |
| <i>Euphorbia polychroma</i>          | Cushion spurge   | #1 Pot | 0.6m O.C. | Low       |
| <i>Gallardia spp.</i>                | Blanket flower   | #1 Pot | Varies    | Low       |
| <i>Heuchera spp.</i>                 | Coral bells      | #1 Pot | 0.3m O.C. | Low       |
| <i>Nepeta racemose</i>               | Catmint          | #1 Pot | 0.5m O.C. | Low       |
| <i>Papaver orientale</i>             | Oriental poppy   | #1 Pot | 1.0m O.C. | Medium    |
| <i>Rudbeckia fulgida 'goldstrum'</i> | Black-eyed Susan | #1 Pot | 0.6m O.C. | Medium    |
| <i>Salvia nemorosa</i>               | Salvia           | #1 Pot | 0.6m O.C. | Low       |

**Notes:**

- O.C. meaning "On center" spacing distance from plant center to center.
- Water use rating is long term; all plants need 1 – 2 years of significant water to establish.
- Annuals are permitted in the planting beds with a ratio of 70% Shrubs/grasses/perennials to 30% annuals. This is to maintain all season interest.

**Table 3 – Plants to Avoid for Cariboo Ridge Homes**

| Scientific Name        | Common Name            |
|------------------------|------------------------|
| <i>Genista spp.</i>    | Broom                  |
| <i>Juniperus spp.</i>  | Juniper trees + shrubs |
| <i>Pennisetum spp.</i> | Fountain grass         |
| <i>Pinus spp.</i>      | Pine trees + shrubs    |
| <i>Taxus spp.</i>      | Yew                    |

## **6.2 List of Specific Landscape Requirements**

- 6.2.1 A minimum of 50% of the front yard is to be landscaped with lawn and/or planting beds and includes the exterior side yard facing 9th Street in the case of Lots 1 and 8.
- 6.2.2 Front yards should have one *Crataegus mordanensis* 'Snowbird', Snowbird hawthorn, Size 5cm Caliper.
- 6.2.3 Front yards should have a minimum 1.5 m wide planting bed along the foundation of the home facing the street. The planting bed should feature shrubs and ornamental grasses to maintain all season interest; accents of perennials and annuals are encouraged.
- 6.2.4 All planting beds located within 5 m of the residence should have decorative rock mulch for fire resistance (lava or coloured rock is not permitted). Planting beds outside the 5m limit are permitted to have organic mulch or decorative rock.
- 6.2.5 All front yard landscaping, as well as Lots 1 and 8 side yards facing 9th Street, must be completed within six months of the completion of building construction.
- 6.2.6 Side and backyards must be cleared and graded prior to inspection.
- 6.2.7 All required landscaping must be completed prior to final review by the consultant.

## **6.3 FireSmart Guidelines and Landscape Practices**

- 6.3.1 The first 10 metres of space around the single detached dwelling is the most critical area to consider for fire protection. Minimizing the fire risk within 10 metres of the house gives firefighters the best chance to protect the home from an advancing fire. Shrubs and trees should be limited to species that are fire resistant. See Table 2 for a list of recommended plants and Table 3 for a list of plants to avoid.
- 6.3.2 Where grass is planted on the site, it should be regularly mowed and watered.
  - Coniferous trees are not recommended. This is because conifers such as Douglas Fir, Lodgepole Pine, cedar, spruce and juniper have low fire resistance. (see Table 3 for Cariboo Ridge Plants to Avoid.)
  - The planting of deciduous trees is recommended because they are less combustible than conifers. Aspen and birch have very low flammability rates.
  - All landscapes should be cleaned up in the spring and fall of every year, removing all dead and decayed plant material.
  - Deadfalls should be removed.
  - All trees should be planted a minimum of 10 metres from the detached dwelling.
  - All wood piles should be located a minimum of 10 metres from the detached dwelling and under the structure of a metal or other non-combustible roof.
- 6.3.3 Priority should be given to landscaping in the front yard of each lot and the along 9th Street (i.e. corner Lots 1 and 8) due to their prime visibility.

- 6.3.4 Trees should be spaced so that the crowns of individual trees are at least 3 metres apart.
- 6.3.5 The planting of fire-resistant vegetation is recommended. Such plants have moist, supple leaves, accumulate minimal dead vegetation, and produce a low amount of sap or resin material.
- 6.3.6 Xeriscaping - the process of landscaping or gardening that reduces or eliminates the need for supplemental water from irrigation – is encouraged. Xeriscaping is also referred to as water-conserving landscapes, drought-tolerant landscaping, and smart scaping. Plants, whose natural requirements are appropriate to the local climate are emphasized, and care is taken to avoid losing water to evaporation and run-off. Xeriscaped landscapes can reduce water use 60% or more compared to regular lawn landscaping. Xeriscaping also requires less maintenance offers cost savings. Another consideration is adaptation to climate change as the Cariboo is anticipated to be facing drier summers in the future. It should be noted that xeriscaping is different from natural landscaping, because the emphasis in xeriscaping is on selection of plants for water conservation, not necessarily selecting native plants.
- 6.3.7 To enhance the settled appearance in the neighbourhood, the consultant requires the owner to complete front yard landscaping within 6 months of the house occupancy. Side yards and rear yards shall be cleared and graded prior to inspection. The required landscaping must be completed prior to final review by the consultant.

#### **6.4 Fencing**

- 6.4.1 Wood fencing is encouraged such as: contemporary tight board, picket, lattice, split rail, and board on board design. Chain link fencing is permitted provided green or black are used for galvanized wire. Other fencing types are subject to approval by the consultant.
- 6.4.2 Fencing is not required but, if provided, cannot exceed a height of 1.2 metres [4 ft] between the front parcel line and the dwelling unit or 2.0 metres [6 ½ ft] elsewhere on the site.
- 6.4.3 Fencing is not permitted in the front yard.
- 6.4.4 The use of barbed wire or electrified fencing is not permitted.
- 6.4.5 The developer will construct a fence along the east boundary of the dedicated trail (marked on Schedule A). The owners of Lots 1, 2, 3 and 4 are not required to construct a fence along their rear property line but if they do, a gate access is required to the dedicated park where a trail will be provided.

## DESIGN & FIRESMART GUIDELINES CHECKLIST

This Checklist will be used by the consultant to review and determine compliance with the Guidelines.

### Building Type:

- Two-Storey Detached Residential
- Rancher Detached Residential
- Basement-Entry Detached Residential

### Building Height, Massing and Detail:

- Windows, doors, box-outs, etc. are in scale/proportion
- Consistency of materials on all building faces
- Entry faces street directly in front of the building
- Overall massing compatible with neighbouring homes and streetscape
- Basement Entry home to have similar massing characteristics of a Two-storey type home when viewed from the front.

### Windows, Doors and Skylights:

- Open balconies, patios or decks are not permitted on the front or sides of a detached dwelling, except covered entry verandas are permitted on the main floor or at the front side
- Second-storey balconies will only be permitted if the design does not create privacy or sunlight concerns to neighbouring yards
- Design should avoid balconies overlooking neighbouring rear yards. Priority shall be given to the protection of privacy.

### Exterior Finishes:

- Cladding Material (primary material to be used on other faces)
  - Wood Siding
  - HardiePlank® Siding or similar durable product consisting of Portland cement and sand
  - Board and Batten siding
  - Other exterior finish acceptable to the consultant \_\_\_\_\_

**Roof:**

- Exterior chimney continuous to grade with a foundation
- Roof vents are located on rear roof slopes or other less visible locations and/or are painted to match roof colour
- Roofing Material (earth or grey tones):
  - Asphalt shingles
  - Concrete roof tiles, which are in a “shake profile” only, as approved by the Canadian Standards Association (CSA approved) and approved by the consultant
  - Metal roof
  - Other roofing material acceptable to the consultant \_\_\_\_\_
- Soffit Material (painted/pre-finished to complement body colour)
  - Cedar (Fire Rated)
  - Vinyl
  - Aluminum
- Roof pitch is minimum 5:12
- Roof pitch is constant on any one elevation
- Dual roof pitched considered at the discretion of the consultant
- Roof slope designed to reduce the mass of uphill/downhill sides of the house

**Basements:**

- Basement slab elevation is consistent with MBE elevation

**Garage, Driveway, and Walkways:**

- Double wide garage
- Tandem garage not allowed
- Parking structure is of the same material and style as detached dwelling
- Doors do not differ in height on the same parcel

**Siting:**

- Siting of Improvements according to the lot's natural characteristics
- Siting and setbacks are sensitive to creating an interesting streetscape and maximising privacy to adjacent improvements

**Retaining Walls:**

- Max. height of retaining wall that is no more than 1.2 m (4') in height
- Max. height of retaining wall over 1.2 m (4') in height (will require report from Structural Engineer and approval from consultant)
- Wall to be in the range of earth and grey tones
- Retaining walls to be landscaped if visible from the street

**Comments:**

- Approved
- Not Approved
- Approved subject to the following revisions:

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**Appendix A – Subdivision Plan**

Subdivision of part of District Lot 4847,  
Lillooet District,

Plan EPP88816

except plans 7650, 7661, 7898, 7899, 8669,  
10009, 10101, 10129, 13207, 13304, 13757, 14040, 15966,  
15967, 18594, 21040, 21558, 22913, 24141, 29279, 33851,  
KAP56655 and H123.

(pursuant to Section 67, Land Title Act)



BCGS 92P.064

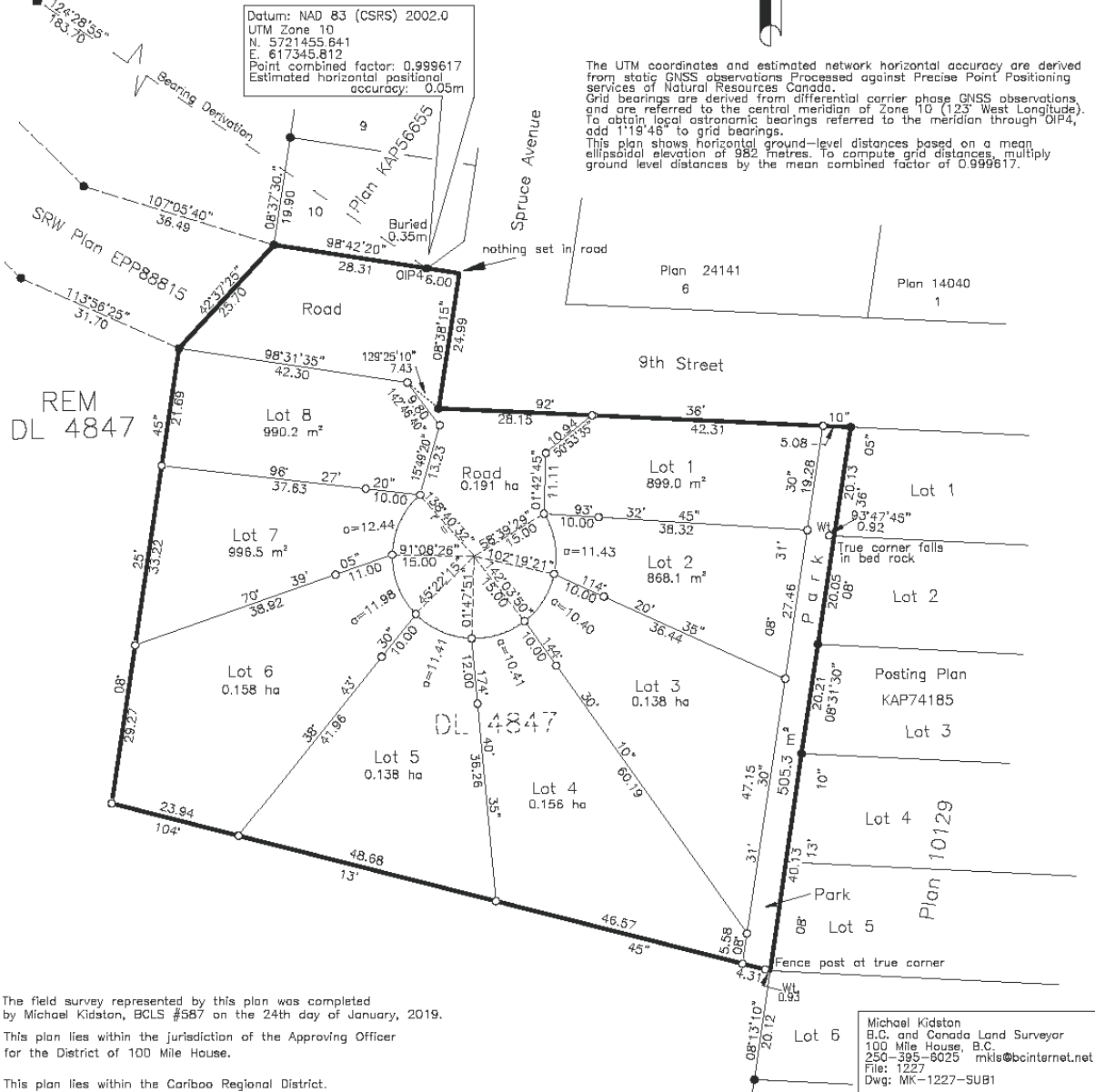
Datum: NAD 83 (CSRS) 2002.0  
UTM Zone 10  
N. 5721455.841  
E. 617345.812  
Point combined factor: 0.999617  
Estimated horizontal positional accuracy: 0.06m

All distances are horizontal ground distances in metres and decimals thereof.

The intended plot size of this plan is 432mm in width by 560mm in height (C Size) when plotted at a scale of 1:500.

- denotes standard iron post found
- denotes standard iron post placed
- denotes rebar
- OIP denotes Old Iron Post

NOTE: This plan shows one or more witness posts which are not set on the true corner. Witness posts are set along the production of the property boundary unless otherwise noted.



The UTM coordinates and estimated network horizontal accuracy are derived from static GNSS observations Processed against Precise Point Positioning services of Natural Resources Canada. Grid bearings are derived from differential carrier phase GNSS observations, and are referred to the central meridian of Zone 10 (123° West Longitude). To obtain local astronomic bearings referred to the meridian through OIP4, add 1°19'46" to grid bearings. This plan shows horizontal ground-level distances based on a mean ellipsoidal elevation of 982 metres. To compute grid distances, multiply ground level distances by the mean combined factor of 0.999617.

The field survey represented by this plan was completed by Michael Kidston, BCLS #587 on the 24th day of January, 2019.

This plan lies within the jurisdiction of the Approving Officer for the District of 100 Mile House.

This plan lies within the Cariboo Regional District.

Michael Kidston  
B.C. and Canada Land Surveyor  
100 Mile House, B.C.  
250-395-6025 mklis@bcinternet.net  
File: 1227  
Dwg: MK-1227-SUB1