

SCHEDULE “C”

PEAKS RIDGE

DESIGN GUIDELINES

INTRODUCTION

The purpose of these guidelines is to produce a community of common design elements utilizing a shared design vocabulary, while permitting individual expressed in the design of the houses. The guidelines are meant to produce a warm and welcoming feeling to both the individual house and the community streetscape as a whole. Consideration must be given to existing or future adjacent houses, avoiding any excessive or harsh design features. It is the goal of Solcorp Developments (Peaks Ridge) Inc. (“**Solcorp**”) to achieve this while respectfully maintaining and enhancing the natural and rustic setting.

1. HOUSE FORM

A. MASSING AND ROOFS

- (i) The houses are to be no more than two and a half storeys with the finished first floor no more than 60 cm above finished grade measured at the front entrance.
- (ii) Houses shall have a minimum first floor area of 1,500 square feet in the case of two storey or two and a half storey houses and 2,900 square feet in the case of bungalows. Total square footage above grade, not including basement regardless of grade, shall not be less than 2,900 square feet.
- (iii) Detached garages are permitted, however, with the exception of garages no other out-buildings or sheds are permitted.
- (iv) Garages should not dominate the massing of the dwelling. They should be complementary in character and quality to the principal dwelling.
- (v) Flat and shed roof styles are permitted
- (vi) Roofs shall have a minimum 16” overhang around the perimeter of the house.
- (vii) Exposed foundation walls are to be avoided. In order to limit unsightly foundation wall exposure to public view, main wall cladding must extend downward in the following manner:
 - (a) The height of exposed foundation wall shall be within 8” maximum of finished grade on any front, flanking and/or garage wall or any exposed porch wall face.

(b) The height of exposed foundation wall on low exposure sides and rear elevations shall not exceed 2'.

(c) Exposed foundation walls should be concealed by landscaping.

B. WINDOWS

(i) Skylights must be flat glass type only, no bubble skylights are permitted.

(ii) Both vertically oriented windows and ribbon windows are permitted.

(iii) Casement or single/double hung operating windows are permitted.

C. PORCH/VERANDAHS/ENTRANCES

(i) Front entrances are to have either a covered porch or roof overhang for weather protection.

(ii) The main entrance should be the focal point of the swelling and given emphasis in the following manner:

(a) The main entrance should be directly visible from the street.

(b) Where entries are not directly visible, a strong entry element (portico, covered porch, etc.) along with sufficient ground level fenestration, is required;

(c) A variety of front door styles is encouraged, including some with glazing;

(d) The use of 8' high front doors with sidelights and glass incursions is encouraged.

D. DECKS

(i) Grade level stone terraces are preferred to decks.

(ii) Where decks are constructed, all exposed material used must be cedar.

2. MATERIALS

A. EXTERIOR WALLS

- (i) Walls may be made of horizontal or vertical wood siding, board and batten, wood siding, cedar shakes/shingles or all natural or cultured stone (type, colour and profile for Solcorp's approval). These materials can be utilized in combination with each other.
- (ii) No brick or stucco may be used.
- (iii) Wood siding must have either a pre-finished painted, stained or site applied paint or stain finish of low or no maintenance.
- (iv) It is suggested that the paint or stain colour for wood siding and trim be in the earth tone range.
- (v) Gables shall be considered as exterior walls and must conform to the above requirements.

B. ROOFS

- (i) Roofs shall be either cedar shingle or multi tab/layered asphalt shingles such as IKO Chateau.
- (ii) Asphalt shall be preferable in earth tones. Black and gray will also be accepted.
- (iii) Eaves troughs/gutters shall be made of pre-finished aluminum in earth tone colours, or copper.
- (iv) Skylights, if used, should be discreetly located on the rear or side slope of the roof and must have a flat profile.
- (v) All flashings shall be made of pre-finished aluminum in earth tone colours or copper.

C. WINDOWS

- (i) Unfinished or anodized aluminum or anodized metal is not permitted.

D. CHIMNEYS/VENTS

- (i) Chimneys shall be clad in all natural stone or wood siding.
- (ii) Exposed metal flue/vent pipes are not permitted on the exterior of the house unless enclosed in a framed box form (allowing for Ontario Building Code Clearance requirements) which must in turn be covered in an exterior siding that conforms to the exterior wall requirements noted above.
- (iii) All vent stacks, gas flues and roof vents should be located on the rear slope of the roof wherever possible.
- (iv) Vent grilles/dampers/outlets in walls and roofs shall be of a colour to match the colour of the material surrounding it.

3. UTILITY AND SERVICE ELEMENTS

- (i) Hydro/Gas meters and telephone/CATV boxes shall be located discreetly on wall faces perpendicular to the street facing the interior side yard wherever possible.
- (ii) Corner lot dwellings should not have utility meters located on the flanking elevation. Where this is not possible, meters should either be screened with landscaping or architecturally integrated into the wall.
- (iii) Other solutions which achieve the intent of making service and utility elements less visible in the streetscape will be considered on their merits.
- (iv) Air conditioning units shall not be located in the front yard of any dwelling. If an air conditioning unit is located on the flanking wall it should be screened with landscaping.

4. PARKING

- (i) Garage doors facing the street must not take up more than 1/3 of the front façade of the house facing the street.
- (ii) Garages may be either attached or detached.

- (iii) Garages may be located such that the garage door faces the street or be perpendicular to it.
- (iv) Exterior garage walls and roofs shall conform to the all and roof guideline noted above for the house.

5. FENCES AND RETAINING WALLS

- (i) Houses shall not be concealed by high walls or fences.
- (ii) Retaining walls/walls, if required, shall be made of natural stone, brick or pressure treated timber. Concrete block or manufactured stone are not permitted.
- (iii) Stone or masonry walls are not permitted in the rear yard beyond the rear wall of the house.

6. SITING OF THE HOUSE

- (i) Setbacks, coverage, height, building length must comply with bylaw restrictions and requirements.

7. LANDSCAPING AND PLANTING

- (i) Landscaping Plan to be approved by Solcorp or Solcorp's landscape architect.
- (ii) All properties are to be developed in a natural manner, retaining native trees, shrubs, flowers and grasses as well as emulating a natural look with any new landscaping in order to achieve a rustic setting.
- (iii) Each lot owner shall provide a buffer of a minimum of three 6 foot high trees at each side and/or between existing and future buildings. Trees and shrubs shall be planted on the front yards in order to achieve a rustic setting.

8. GENERAL

A. DESIGN REVIEW AND APPROVAL

- (i) All houses are to be designed by a registered architect. Landscaping plans for each lot are also required and must be designed by a registered landscape architect.

- (ii) Sketch designs plans for each house and lot landscaping are to be submitted for review and approval to Solcorp. The approval of Solcorp shall not be unreasonably or arbitrarily withheld or delayed. All plans shall be submitted to Solcorp at Solcorp's office, including a full size complete set of drawings.