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The general objective is to ensure the protection of the natural environment in and around the project, and to make sure the developed areas are in harmony with every new home or renovation along the way.

1.0 Site development criterias

1.1 Lot areas

1.1.1 The individual lots areas are found on the site plan prepared by the land surveyor.

1.2 The lots

1.2.1 Each lot is divided into three zones; the construction area, the selective tree cutting area and the conservation area. These zones are identified on the individual lot plan prepared by the land surveyor. The landscaping, including tree cutting, will have to conform to each applicable prescription.

1.3 Construction zones

- 1.3.1 *The buyer will submit to the following prescription for setbacks; front setback 6 m (19'-8''), side setback 3 m (9'-10'') and rear setback 6 m (19'-8''), except on river lots and lots on the Regional linear park.*
- 1.3.2 *Lots on the river "Rivière du Diable" will have a setback of 10 m (32'-10'') on the river side, measured from the line "top of the embankment" seen on the land surveyor plan. No construction, including overhanging balconies or other, will be tolerated in that setback.*
- 1.3.3 *Lots on the Regional linear park "P'tit train du Nord" will have a setback of 30 m (98'-5''), calculated from the center of the bike trail. Refer to municipal by-laws for details.*

1.4 Minimum and maximum site coverage

- 1.4.1 *The maximum total gross site covered area is 10 % of the total lot. The total gross floor area is limited to 278,5 m² (3 000.0 pi²). The total gross floor area is defined as being the total area of all floors in a building, measured from the exterior face of the exterior wall and excluding the decks and garage. The minimal width of the building is 9,1 m (30'-0'') and the minimum depth is 9,1 m (30'-0'').*
- 1.4.2 *Minimal area of the building is 232,25 m² (2 500 pi²) excluding the garage, auxiliary buildings, decks, stoops, verandas, etc. The garage may single or double.*

1.5 Public utility services

- 1.5.1 *Public roads will be paved as per city requirements. The upkeep will be done by the city (cleaning, repairs, snow removal, etc.)*
- 1.5.2 *Waterworks & sewer systems : The city of Mont-Tremblant will carry the water and sewer lines, within the road allowance, up to the lot line.*
- 1.5.3 *Telephone & cable: Underground lines up to the lot line. Satellite dishes are prohibited.*
- 1.5.4 *Electricity: Hydro Quebec, above ground lines on the northern border of the project and underground lines to individual lots for the rest.*
- 1.5.5 *All underground connections from the house to the public utility services are the buyer's responsibility. The buyer must install all the connections, completely at his expense.*

2.0 Details and architectural elements.

2.1 Volume of buildings

- 2.1.1 The building will conform to municipal height zoning (two (2) floors maximum). For setbacks and site development, refer to item 1.0 of the present guide.
- 2.1.2 The volume of the buildings shall be articulated.
- 2.1.3 Each lot cannot have more than one detached home.
- 2.1.4 The garage can be connected to or detached from the house.
- 2.1.5 Buildings of rectangular shape without variation of volume, or exploded form without unity will not be accepted.

2.2 Architectural design of building elevations

- 2.2.1 Walls shall be articulated, with no large uninterrupted sections.
- 2.2.2 Adding decks, bay windows, cantilevers, etc, are indicated to add interest to the building's elevations.
- 2.2.3 All elevations will be visually interesting. Blind walls will be refused.
- 2.2.4 Adding visible structural elements such as columns, corbels, beams, etc. is strongly encouraged.

2.3 Minimum and maximum height

- 2.3.1 Minimum height of the top ridge of the roof, measured at mid-grade is $\pm 7,32$ m ($\pm 24'-0''$).
- 2.3.2 Maximum height of the top ridge of the roof, measured at mid-grade is 10 m ($\pm 33'-0''$).
- 2.3.3 A too pronounced height difference between homes is to be avoided. Maximum difference of top ridges is $\pm 1,525$ m ($\pm 5'-0''$) between adjacent homes.

2.4 Exterior finishes

- 2.4.1 Favor use of noble materials, or similar: stone, brick and wood, copper, etc.
- 2.4.2 Only wood siding such as clapboard, shingle or board & batten will be accepted. Wood siding may be installed vertically or horizontally. Vinyl, aluminum, acrylic coatings and "CANEXEL" siding are prohibited.
- 2.4.3 Use of natural or cultured stone is recommended.
- 2.4.4 A maximum of three (3) different exterior materials is authorized.

- 2.4.5 Any change in finish will be done on an inside corner.
- 2.4.6 A sample board of all exterior materials will be submitted for approval.
- 2.4.7 Chimneys finishes will be the same as the building: clapboard, shingle, board & batten, natural or cultured stone.
- 2.4.8 Gas chimney vents must be camouflaged and painted the same color as the wall to which it is abutted.
- 2.4.9 Auxiliary buildings must take up two or more of the house's materials.
- 2.4.10 Any foundation wall higher than 0,61 m (2'-0") must be done with the same finish as the wall that tops it.

2.5 Roofs

- 2.5.1 Roofs can have two (2) or four (4) slopes. Main roofs must have a pitch of at least 8V:12H. Secondary roofs and the roofs of covered verandas, bay windows or other may have a lower pitch, but never under 3V :12H. Flat roofs are prohibited.
- 2.5.2 To create interesting roofs volumes, the use of elements such as dormers, gables, campaniles, chimneys, and exaggerated overhangs are encouraged.
- 2.5.3 The eaves of the main roofs must have a projection of at least 0,61 m (2'-0") from the outside of the exterior wall. Secondary roofs, dormers, gables, campaniles, stoops and covered decks or verandas may have a 0,305 m (1'-0") eave (minimum).
- 2.5.4 The use of one or a combination of two (2) of these materials is required: asphalt shingles with a pronounced design (25 years and more), natural cedar shingles, metal roofing with a ribbed profile and copper.
- 2.5.5 Snow guards or ice guards must be installed over all entrances on metal roofs.
- 2.5.6 The roof color(s) must reflect and integrate the natural site. Browns, taupes, warm greys, aged cedar, etc. Shades of green, blue, cold grey or very pale colors are prohibited.
- 2.5.7 The soffit and fascia must be in wood and match the architectural concept of the house.
- 2.5.8 The gutters may be in aluminum, of a color similar to the fascia, or in copper.

2.6 Windows and doors

- 2.6.1 *Front doors must be made of wood, and be protected from the elements with overhangs or stoops. They may be in pre-painted steel, but wooden doors are recommended.*
- 2.6.2 *Garage doors may be in pre-painted steel, but wood doors and the addition of windows is recommended.*
- 2.6.3 *The proportions of the windows must be studied with great care.*
- 2.6.4 *Recommended window types are sashed windows, awning windows or hung windows. Sliding windows are prohibited.*
- 2.6.5 *The glazing must be clear. Frosted glass is acceptable where it is required for privacy. Reflecting or colored glazing are prohibited.*
- 2.6.6 *The windows and frames may be wood, painted wood or pre-painted aluminum.*
- 2.6.7 *Mullions are permitted only on the top part of the windows and in the same color as the window.*
- 2.6.8 *All the elevations must have windows.*
- 2.6.9 *The color of the windows must reflect the natural environment (earth tones).*

2.7 Decorative elements (frames and mouldings)

- 2.7.1 *Mouldings of a minimum of 0,15 m (6'') must frame all the openings.*
- 2.7.2 *Directly under the fascia, an 0,2 m (8'') board (minimum) must be installed on the perimeter of the house.*
- 2.7.3 *On the walls with wood siding, a 6'' (0,15 m) board must be installed on the corner edge and the base of the wall.*

2.8 Porches, stoops, patios, verandas and exterior stairs

- 2.8.1 *The addition of stoops, decks, balconies, verandas and stairs will add architectural interest to the building.*
- 2.8.2 *Decorative columns, railings and wooden flower-boxes add to the architectural quality.*
- 2.8.3 *Screened verandas are permitted, and must be integrated in the architectural design.*
- 2.8.4 *Patios must be finished with wood or stone.*

2.8.5 *The railings must be constructed with wood, wrought iron or painted steel. Aluminum railings are prohibited.*

2.9 Auxiliary buildings, storage space and trash containers

2.9.1 *All the storage space for firewood, bicycles, skis, trash containers, etc. must be integrated to the building.*

2.9.2 *Detached garages, sheds and gazebos are accepted as auxiliary buildings.*

2.9.3 *Only one auxiliary building, including a garage, can be detached from the main building.*

3.0 Landscaping

Each lot possesses its own characteristics, and landscaping solutions should be aware of and exploit these advantages. Avoid urban style landscaping.

3.0 Type of landscaping

3.0.1 *Landscaping design should have a natural character. Cutting of existing trees and bushes should be minimal. Both front and back yards will keep a maximum cover of trees and plants to allow for a green environment within the project. Hedge planting is permitted for added intimacy only.*

3.0.2 *Front yard; landscaping should be in harmony with existing neighbours, to ensure unity in the project. Landscaping should dominate the parking area, to camouflage it.*

3.1 Vehicle access

3.1.1 *Only one car access is authorized for each lot. Its maximum width is 4,6 meters (15.0 feet). The lane should be finished in decorative crushed stone, asphalt or interlocking concrete paving stones. Other materials may be acceptable after study. "Tempo" style snow shelters are prohibited. Motorized vehicles and boats parked in the front yard are prohibited.*

3.2 Earthwork

3.2.1 *Support walls are authorized, but must be made of natural stone (boulders) or other natural looking and durable material, in harmony with Rabaska's guidelines.*

3.2.2 *A terrace is permitted inside the setbacks established by the land surveyor. They must be constructed with a minimum of backfill. The materials used must be in harmony with the site and have to be submitted prior to construction for approval.*

3.2.3 *A site plan, including all pertinent details, must be submitted for approval.*

4.0 Work completion schedule and procedures for construction works

4.1 Work completion schedule

The exterior of the building must be completed within 12 months from the beginning of the construction work or as soon as the weather permits it.

4.2 Duration of work

The owner, his representative or his contractors on site must maintain the site clean and in order for the duration of work. The owner, his representative or his contractor must not at any time obstruct public utility work.

For the duration of construction work, the site access must be kept free of excavation or construction materials, earth, sand, mud and trash.

4.3 Commercial restrictions

The site work sign, during construction, is the only sign accepted on the premises. No other sign is permitted without written permission from the comity. No commercial vehicle is allowed to be permanently parked on the site. Space advertising of any kind is prohibited, including the selling or renting of the house.

5.0 Approval procedures

5.1 Approval procedures

The project's sales developer will keep a rigorous control of the houses' quality built on each lot. The objective is to maintain a harmonious style throughout the project and keep the value of properties up. A revision comity, which includes at least one architect and one landscape architect (independent consultants), has been created to insure that the guidelines of this document will be followed.

5.2 Approval committee

The approval committee is in charge of the case study, either preliminary or construction, for each project. It will determine if the project is within the guidelines.

Written recommendations or comments and a follow-up chart on approval or refusal will be given to the owner. These will be given within 15 business days.

Rabaska reserves the right to make changes to the present Guide at any time. Amendments for a specific project may be asked for and given on a case-by-case basis, with no obligations. These will be written in the final approval documents.

5.3 Liability's limits

The main goal of the committee is to ensure that the projects respect the design guidelines as presented in this document (i.e. building aesthetics).

As such the committee cannot be held responsible in any way for any other aspect of the projects, including but not limited to:

- The quality and content of construction drawings
- Structural issues
- Ground bearing capacity
- Damage cause by natural disaster
- Respect of municipal and national building codes and by-laws
- Survey error
- Etc.

The developer and/or the approval committee cannot in any way be held responsible for the non-observance of this guide by the owner.

6.0 Municipal permits

Other than the present guidelines, it is the responsibility of the buyer to ensure that the technical specifications of the project conform to all municipal, provincial and national building codes, including environmental issues.

After approval from Rabaska, the owner may proceed to city approval for the required permits and certificates for construction.

6.1 City's urbanism by-laws

It is the buyer's responsibility to ensure that he remains in compliance with any updates to municipal regulations, including amendments.

The city of Mont-Tremblant's urban planning department will analyse each project with regards to two documents: the design and development guidelines and applicable municipal regulations (zoning, subdivision and construction).

6.2 Land surveyor's certificate

When foundation has been laid, the owner must obtain a survey from a land surveyor, indicating the exact position of the house, setbacks and height of the top of the foundation wall. A certified copy of this document must be filed with both Rabaska and the city of Mont-Tremblant.

7.0 Restriction of uses

- 7.1 Open air exterior fires are prohibited, unless proper permits are obtained from the city of Mont-Tremblant.
- 7.2 *Pools are prohibited. Spas are permitted and must be embedded in the deck, the patio or integrated with the landscaping to camouflage them. Spas will be situated in the backyard only. Refer to municipal by-laws for security around the spa.*