

# LAC EN CIEL DEVELOPMENT GUIDELINES

## Chapter 1. Objective, Approval Procedure, and Construction

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### 1.1. Objectives and Purpose of the Guide

This guide was prepared for the Residents of Lac en Ciel, located in Mont-Tremblant and La Conception, Quebec, and the professionals who assist them in the design and construction of their homes. Its objective is to establish parameters which will ensure that the various homes and home sites located in Lac en Ciel, are developed using quality materials and that the natural environment and surroundings of the site are respected and protected.

The style of the homes built on the properties should be “Contemporary Rustic”, combining the qualities ascribed to the contemporary look on the one hand and rustic elements on the other. Each home must therefore be unassuming in architecture, with clean lines and earthy tones, and rustic through the use of natural building materials such as wood, stone, slate and wrought iron.

The site planning process reflects the same approach. The main objective of the site landscaping is to ensure that all current and future activity on each lot blends together coherently into the natural surroundings. The specific character of Lac en Ciel, like the beauty of its homes, must be preserved and enhanced. The site development and landscape architectural guidelines define high-level quality standards and ensure a harmonious vision for the community.

Each building project and all expansions or modifications thereto must be submitted to the Project Construction Review Board (referred to as “the Board”), for its prior authorization. This procedure ensures compliance with Lac en Ciel’s specific development objectives and protects the investment of each individual property owner by guaranteeing that all the surrounding properties are developed in a tasteful and harmonious manner.

Notwithstanding any of the provisions of the Guidelines, the Board may, in its discretion, waive or permit a variance to any of the requirements or prohibitions contained herein.

### 1.2. Approval Procedure

Property owners may not file any plans with the municipal authorities nor apply for a building permit or commence any construction on the property unless the required approval of the Board is obtained in accordance herewith.

In order to ensure that the basic parameters established in this guide are respected, a preliminary application must first be submitted to the Board in connection with the following:

- The construction of a building, accessory building, and access entrance, including the general layout and proposed grades;
- The construction of a pool or tennis court;
- Material modifications to any of the aforementioned items.

Two copies of the following documents must accompany the preliminary application:

- The building’s proposed location and ground floor elevation as well as its relation to neighbouring buildings, access roads and parking;
- A landscape plan. The landscape plan should be drawn to scale and should include the following: proposed layout, existing topographic elevations, proposed grades, delineation, proposed vegetation, retaining walls, drainage pattern and proposed surface materials and landscape structures. The landscape plan should also be accompanied by a tree-cutting plan;
- Architectural plans sealed by a registered architect including floor, roof and elevation plans drawn to scale;

- Colour samples of exterior materials; and
- Actual estimated start and completion dates.

The Board will review the preliminary application within a reasonable delay but not to exceed 30 days of its filing and will render a decision approving the application, with or without comments and recommendations, or refusing the application with comments and recommendations. The Board may also require that the applicant provide additional documents and information that it considers essential to the construction and design. Only after obtaining final approval of the Board, may a property owner file its plans with the municipal authorities.

The Board reserves the right to require that any property owner make reasonable and appropriate changes to any construction, landscaping or other form of work carried out on the property which does not comply with the parameters set out herein, even though its prior written approval may not have been required. Furthermore, the Board also reserves the right to amend these guidelines, at its reasonable discretion, to provide clarifications or to reflect changes required to respect the general objectives of the guidelines. The Board also reserves the right to establish from time to time new regulations applicable to all or certain property owners in order to maintain the peaceful character and natural beauty of the properties located in Lac en Ciel. The property owners agree to respect any such amendments to these guidelines or any new regulations established from time to time by the Board and acknowledge that they shall be bound by such amendments and/or regulations after having being informed thereof.

### 1.3. Construction

During construction, all materials, vehicles, other equipment, debris, etc. must be kept within the construction area and great care should be taken to minimize the negative effects of the work on neighbouring properties. All work must be completed during normal hours ( between 7:00 am and 7:00 pm) and the Board shall be authorized to conduct periodic inspections in order to ensure the compliance of the work with the plans approved by the Board.

### 1.4. Subsequent Conveyances

The conveyance of a property subsequent to its initial purchase from the Developer shall be subject to the future property owner agreeing to be bound by the terms and conditions contained herein.

## Chapter 2. Site Plan Development

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### 2.1. Introduction

This guideline describes the objectives and criteria to be considered by the lot owners during the design and landscaping of their property in order to ensure that all current and future activities on each lot blend together coherently. The general objectives are as follows:

- Give the landscape rustic cachet inspired by its mountain environment;
- Preserve the original natural character of the site as much as possible;
- Favour harmony over homogeneity;
- Harmoniously integrate built elements and the landscape composition with the natural surroundings;
- Preserve the forest canopy of the site;
- Use materials with authentically local character and favour plans with indigenous character;
- Choose natural and neutral colours and textures that blend with the natural surroundings; and

The guideline also describes the criteria to be considered by the lot owners during the site planning process. The actual guidelines should be read together with the site Lot Development Sheets provided by the Developer. The Lot Development Sheets indicate, for each lot, the following areas:

- The conservation area;
- The construction area; and
- The recommended location for well and septic installation.

## 2.2. Conservation Area

The conservation area is the portion of land forming the exterior boundary of the property and which is intended to preserve the existing vegetation, maximize the natural environment and safeguard the privacy of neighbouring properties. The conservation area for each lot is indicated on the Lot Development Sheets.

The dimensions of the conservation area are as follows:

- 8 meters (26.2 feet) from the side boundary of the property line; and
- 15 meters (47.1 feet) from the front and rear of the property line, except if the Lot borders on the main road (from the entrance to the cul-de-sac which is approximately 1.8 kilometers) then 25 meters (75.5 feet) from the front property line.

Authorized work in the conservation area is limited to: private access road, entrance gate and other improvements which are specifically approved. No building (with or without foundations), is permitted within the conservation area.

## 2.3. Construction Area – Tree Cutting

The construction area is a recommended building area as determined by the architects and Developer. The septic system/treatment facility and well installation is also outlined on the Lot Development Sheet. Within the construction area, clearing of trees will also be authorized for the following purposes: access road and parking, view corridors from the building, landscaping elements such as hard decking surface, pool and/or hot tubs, gazebo and other light structures, paths, tennis court, septic system, sewage treatment system, etc. The maximum amount of trees that can be cleared on a lot is 20% of the total surface area of the lot, and subject to municipal standards.

The objective of this process is to plan the view of the surrounding landscape from buildings and yards while preserving the forest canopy of the site. Clearing of trees on the site must take into consideration that large areas of existing vegetation are to be kept intact and that the privacy of properties is to be preserved. No tree cutting is allowed on a lot before it is approved by the Board and the municipality.

## 2.4. Site Plan

The lot owner will verify the Lot Development Sheets and inspect the site to assess the potential and specific limitations of the site, including its natural characteristics. Before starting the design stage, the owner should inspect the site to determine the vegetation areas that must remain intact. Although the construction area, septic and well sites will be recommended on the Lot Development Sheet, it is the homeowner's responsibility to finalize these locations in accordance to the guidelines.

## 2.5. Layout of the Building on the Lot

The layout of the building and its components must take into consideration the following:

- Topography and shape of the lot;
- Geology/soil conditions;
- Hydrology/existing or planned drainage systems;
- Existing vegetation and/or existing vegetation conservation areas;
- Lines of sight;
- Sun exposure; and
- Snow management.

Consideration should also be given to the location of the building in relation to neighbouring properties, parking spaces, walkways and easements, and the need to minimize shade, noise, blocked views and the current and future state of the neighbouring lots as described in the Lot Development Sheets.

## 2.6. Permitted Use

Each property shall be used exclusively to build a detached residential single-family home according to municipal by-laws. The property may not be used for any commercial, industrial or business purpose whatsoever, including the operation of a bed & breakfast or similar business.

Furthermore, no activity that causes noise, is offensive or may reasonably cause a nuisance to neighbouring properties may be conducted on the property.

## 2.7. Property Area and Minimum Floor Area

The footprint area for the building shall be no less than 148.64 square meters (1,600 square feet). The footprint area is measured from the outside exterior walls at ground level. Garages, porches, balconies, eaves, and decks are not included in the calculation of the footprint area. The building must be designed according to the physical characteristics of the lot and should leave a large portion of the site intact.

## 2.8. Driveways, Parking, Garages and Outdoor Storage

All parking facilities must be located within the construction area. Only one private access road will be authorized per property (except for a corner lot where 2 private access roads may be permitted) and the maximum width of such access road should not exceed 6 meters (19.69 feet).

Parking spaces must be located off-street and must comply with municipal regulations, particularly in terms of the width of driveways and grades allowed. Only one vehicle entrance per lot is allowed, except for a corner lot, where 2 entrances are permitted.

In order to avoid direct views of homes and garages, it is strongly recommended that the access road leading to the house be winding and follow the natural topography of the property. Garage doors facing the side yard rather than the front yard are encouraged.

The surfaces approved for driveways and parking surfaces are stabilized gravel surfaces, stone and asphalt. A maximum of two materials are allowed for each driveway/parking area.

Carports attached to or separate from the main building are prohibited. The use of temporary carports, commonly known as “Tempos”, is also strictly prohibited. Storing of unlicensed vehicles, camping vehicles, utility vehicles or equipment is not allowed outside the garage.

## 2.9. Grading and Drainage

Special attention should be paid to maintain the natural topography of each property. Proposed grades should be identified on the landscape plan submitted for approval. Approval by the Board is required before any grading or draining is commenced and such work will only be allowed within the construction area and if it is carried out in a manner that minimizes the impact on the

natural environment and draining conditions. Drainage from roofs, soil, sidewalks and snow containment areas must be collected and directed toward natural or engineered drainage networks.

Grading should not interrupt the natural drainage network or drain water onto adjacent lots.

#### 2.10. Utilities

In order to maintain the natural environment of the area and limit tree-cutting, all utilities must be installed underground and run under, alongside, or near the access entrance.

#### 2.11. Septic System, Sewage Treatment System and Private Wells

The septic system and sewage treatment system installed on the property must be an “Ecoflow” system, or similar. Any such system must be chosen to limit the impact on the natural terrain and to limit the propagation of phosphate.

The location of a septic system and of a sewage treatment system must be chosen so as to safeguard neighbouring installations and private wells and in no event should the septic system and the sewage treatment system be located at less than 30 meters (98.42 feet) from a private well.

The septic systems, sewage treatment system and private wells must comply with all regulations and legislation, including municipal and environmental regulations.

No large absorption field requiring extensive tree cutting or major site grading will be allowed. It is recommended that property owners install a septic system and a sewage treatment system that requires a small surface area and is more easily adapted to slopes and uneven terrain.

#### 2.12. Satellite Dishes

Only satellite dishes not greater than 60 centimetres (23.62 inches) in diameter are permitted. Each dish must be placed on the building and must not be visible from the road, the lake and from neighbouring properties. Installation of any antenna on the roof of the house is strictly prohibited.

#### 2.13. Mechanical Equipment

All exterior mechanical equipment, including air-conditioners, heat pumps and similar equipment must be located near the house and should be baffled for noise reduction. Such equipment must not be visible from the private road, the lake and from neighbouring properties.

#### 2.14. Clothes Lines

Clotheslines and any other exterior clothes-drying structures are strictly prohibited.

#### 2.15. Garbage/Recycling Containers

Standard Garbage Collectors and Recycle Bins provided by the Municipality will be the only permitted containers.

#### 2.16. Servitudes

Property owners shall grant the necessary servitudes for all public services (including Bell Canada, Cogeco and Hydro Quebec) and the installation of all equipment related thereto which benefit their property and the neighbouring properties. The property owners shall refrain from proceeding with any grading, construction, drainage or other type of work that could risk affecting such servitudes or damaging the public utilities located on the land under servitude.

### 3.1. Building Location and Size

Buildings must be located within the construction area and must blend in with the natural environment and surroundings. Consideration should be given to the location of the building in relation to the neighbouring properties and the topography of the property.

### 3.2. Roofing

Roof design should be consistent with the architectural design of the building, and roof types and slopes should be linear and generally be the same over all parts of the building. Curved roofing is not permitted. Large projecting roof slopes with dormers are encouraged but dormers should be designed in proportion to the entire building and the roof itself. Gable roofs are also encouraged. Roof materials allowed are slate, shake, metal, and asphalt shingle. Colors of roofing must be in natural tones that blend in with the environment.

### 3.3. Exterior Finishing

Exterior materials should be appropriate to the style and design of the building. The materials should be durable and convey an appearance of quality and strength. The use of one predominant finishing material for the exterior wall is strongly encouraged. Acceptable finishing materials include wood, natural stone and slates. Aluminum, vinyl, aggregate claddings, and wood fiber trim are prohibited. Wood boards placed vertically are generally acceptable for dormers, gables and upper level construction elements; however, horizontal siding is preferred elsewhere.

The colours of the exterior finishing must be subdued and inspired by the natural tones of the site.

### 3.4. Doors and Windows

Doors and windows should be of superior quality and should be positioned in a harmonious manner consistent with the architectural style of the house.

Windows should be made of wood, metal, or aluminum clad. Plastic or vinyl windows are prohibited.

### 3.5. Porches, Balconies and Verandas

Porches, balconies, and verandas are acceptable if they are consistent with the architectural style and design of the house.

### 3.6. Fireplaces - Chimneys

Ecological, ethanol fireplaces that require no chimney or flue are encouraged. For wood burning fireplaces, chimneys shall be a design, colour, and finishing which is compatible with the architecture of the home and must be designed in proportion to the size of the building.

### 3.7. Accessory Buildings and Structures

All accessory buildings and structures (garden and storage sheds, workshops, etc.) must be designed to complement the main building and must be built in proportion therewith. The standard, type, quality, and colour of the materials used in the construction of any accessory building or structure shall be harmonious with the type, quality, and colour of the materials used in the construction of the main building.

Accessory structures should be integrated so their visibility from the road, access entrance, and neighbouring properties is limited.

#### 4.1. Landscaping

The property owner must use great care in maintaining the natural environment and preserving the undergrowth in order to ensure that the landscape design is well suited to the surroundings.

Landscaping around the house should have a rustic cachet and be harmonious with the architecture. However, at the boundaries of the construction area, landscaping should serve to integrate the home, access entrance and accessory structures into the environment. The use of materials with authentically local character and the choice of natural, neutral colours and textures are recommended. The use of plants with indigenous character is also favored.

#### 4.2. Planting

Each lot must be landscaped in such a way that new vegetation blends in with the existing landscape. New plants used must be indigenous to the region. They should be located to extend the existing borders of vegetation or to recreate natural groupings.

#### 4.3. Retaining Walls

The broad use of retaining walls is strongly discouraged. However, in the event that landscaping and grading require the use of retaining walls, such walls must blend in with the natural rock and granite in the region. If retaining walls are used, new planting at the foot and top of the walls is recommended in order to help the integration with the natural environment. The use of prefabricated concrete blocks for the construction of retaining walls is not allowed.

#### 4.4. Gates, Fences and Signage

The use of fences of any kind is not permitted, unless used around tennis courts, around pools or unless required by legislation or regulation. When used, fences should complement the design and architecture of the building and landscaping should be used to soften their appearance.

Chain-link fences may be used around tennis courts. Other fencing materials must be either wood or wrought iron. The maximum height of fences is 1.2 meters (3.94 feet), except for those surrounding tennis courts which should be standard size.

Street address and signage will be addressed by the large granite boulder, that are provided by the Developer at the entrance to every home site. These can be moved, at the homeowner's cost, depending on the final driveway entrance. Every home site, will have such a boulder, and the Board will require that street addresses be engraved on such boulder per an approved standard.

No signs shall be allowed on the property other than a sign identifying the builder during construction of the home and a broker agent or "for sale" sign which is according to standards set by the Board, when a completed home is for sale. No broker or for sale signs are permitted on vacant lots.

#### 4.5. Exterior Lighting

The exterior lighting must be properly placed to accentuate the architecture and landscape elements and must be compatible with the design of the house.

Nightscaping should be made for safety and practical reasons and not for display. Low voltage nightscape fixtures are recommended instead of high intensity light posts.

Each property owner must install a light fixture at the access entrance of the property that creates adequate lighting for the access entrance and the road leading thereto. Such light fixture should be between 1.5 meters and 2.5 meters high and should be in accordance with the standards for

such lighting to be established by the Board. Lighting along the access entrance will also be allowed, provided it is within the construction area, discreet, at ground level, and projects downward.

Lac en Ciel has a “dark sky” policy, to ensure that the stars and night sky are not impeded by exterior lights. Therefore, the only up-lights that are permitted will be LED.

Exterior lighting should not affect neighbouring properties and the Board reserves the right to require property owners to remove any exterior lighting that it reasonably considers bothersome for neighbouring properties.

#### 4.6. Patios and Decks

Patios, decks, and other ground surfaces should be developed at the same time as the principal building in order to form an integral part thereof. Materials used for patios, decks, and other ground surfaces should be complementary to the texture, colour, and quality of materials used for the construction of the principal building. Cedar decking is preferred and recommended.

Special attention should be paid to the location of patios, decks, and other ground surfaces in order to respect the privacy of neighbouring properties. The use of landscaping around patios, decks, and other ground coverings may be a successful way of limiting outside view on such constructions and avoiding disturbances for adjacent properties.

#### 4.7. Pools

Only in-ground pools are allowed - aboveground pools are not allowed. In-ground swimming pools must be designed to minimize the use of retaining walls and site grading. Construction of pools is recommended in areas with grades of less than 15% and must not include retaining walls or blasted rock faces higher than 2.5 meters. The landscaping should be designed to integrate natural elements (rock walls, existing vegetation). Appropriate landscaping is recommended to limit outside views of the swimming pool and surrounding deck, and reduce noise.

#### 4.8. Tennis Courts and Other Recreational Facilities

The construction of tennis courts and other recreational facilities is permitted, provided such facilities are located within the construction area and to minimize any negative visual impact from the road, the lake and adjacent properties. No lighting may be installed for night-time use of any tennis courts located on the property which would shine into, or on, any adjacent or neighbouring lot.

Great care must be taken in choosing the location of such facilities in order to minimize their impact on neighbouring properties and to integrate the facilities into the natural landscape. Tennis courts must be designed in such a way to blend in with the site. Construction of such facilities is recommended in areas with less than 15% slope and must avoid the use of retaining walls or blasted rock faces higher than 2.5 meters. The use of landscaping is strongly recommended to lessen the visual and sound effects on neighbouring properties.

#### 4.9. Erosion Control – Landscaping

The property owner shall limit the surface area of eroded earth material exposed and shall provide immediate permanent or temporary soil erosion or sediment control measures to prevent contamination of adjacent watersheds and wetlands. Such work may involve the construction of temporary berms, dams, sediments, basins, pipes, slope drains and the use of temporary mulches, mats, seedling or other control devices or methods as necessary to control erosion.

The property owner is required to incorporate all permanent erosion control features into the project at the earliest practicable time. Temporary erosion control measures should be used to

correct conditions that develop during construction that are needed prior to the installation of permanent control features.

**\*\*\*DISCLAIMER:** THE GUIDELINES PROVIDED HEREIN ARE NOT EXHAUSTIVE, NOR DEFINITIVE. AS SUCH, THE DEVELOPER RESERVES THE RIGHT TO, AT ITS ENTIRE DISCRETION AND WITHOUT PRIOR NOTICE, ADD, REMOVE OR MODIFY GUIDELINES PROVIDED HEREIN, AS IT DEEMS FIT IN VIEW OF THE EVOLVEMENT OF THE DEVELOPMENT.\*\*\*