

Turtle Ridge Subdivision Building Scheme

46th Street NE Salmon Arm

1. General requirements

- 1.1. All lot development and lot use shall adhere to the City of Salmon Arm Zoning Bylaw requirements or any other City of Salmon Arm Bylaw for each lot within Turtle Ridge Subdivision including but not limited to building heights, site coverage, additional buildings, uses, setbacks, fencing, occupancy permit, et cetera.
- 1.2. No dwelling shall be constructed on any of the Lots unless the exterior is fully completed within (6) months of commencement of construction, weather permitting and if weather causes a delay in the building scheme, as soon as possible thereafter.
- 1.3. None of the lots shall be permitted to be left in other than neat and clean condition, both before, during and after the construction of dwelling thereon.
- 1.4. No owner or occupier of any of the lots shall cause, commit, authorize or permit any outdoor burning of garbage, debris, wood, leaves or other items on any lots.
- 1.5. All development on the site is to adhere to the conditions and requirements of the Geotechnical and Environmental Reports issued for the subdivision.

2. Architectural requirements

2.1. Roof materials and slope:

No dwelling shall be constructed with a roof finished in any material other than architectural shingles.

No roof shall be constructed on any of the Lots unless it has a minimum pitch of 4/12 and a maximum pitch of 9/12 and roof overhangs shall be a minimum of 45.72 centimeters.

2.2. Exterior materials:

No exterior face of any dwelling or ancillary building on any of the lots shall be finished with vinyl. A combination of materials is encouraged and with a preferred use of fibre cement board with stone or brick accents.

2.3. Siding colours:

No other siding colours than earth tone colours are permitted.

2.4. The existing dwelling on lot 6 shall replace the existing siding and roof materials to adhere to the regulation as listed in sections 2.1 up to 2.3 within 1 year of registration date of the subdivision.

2.5. No driveways shall remain incomplete within twelve months of the occupancy of the dwelling house on any lots.

2.6. Entries, Porches & Verandas:

No design for any dwelling shall be approved unless that design includes provision for a front entry landing, porch or veranda of a minimum size of 1.8288 x 3.048 meters, using materials and finishing which match the house.

2.7. Garage:

No design for any dwelling shall be approved unless that design includes an attached garage with a minimum of 12ft., using materials and finishing which match the house.

3. Landscaping

- 3.1. The existing trees and native growth on the lot should be preserved whenever possible. Best efforts shall be made to preserve existing trees, which do not interfere with the building envelope and enhance the overall individual site and neighbourhood characteristics.
- 3.2. No front landscaping shall remain incomplete within 6 months of the occupancy of the dwelling on any lots, weather permitting.
- 3.3. Lot grading must conform to the approved site grading plan and where possible follow the natural slope of the landform.