

Mountain View Business Park Architectural Design Guidelines



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INTRODUCTION

The following document establishes the architectural guidelines for the Mountain View Business Park. This document outlines the design criteria which will direct owners, designers, and builders towards appropriate development and details.

Applicants are to submit building plans to the Developer for review and approval. Building plans will be reviewed in terms of their adherence to these guidelines. The Developer reserves the right to make exception to these guidelines where it is deemed appropriate. Applicants may provide alternative details to those outlined in the guidelines providing that it is demonstrated that conformity to the overall objectives for the quality of the area is being maintained.

The Developer will be responsible for review and approval of all aesthetic elements prior to permits being submitted to the County. The governing municipal authority will have powers of approval and inspection responsibility for all design specifications, permit, implementation and improvement plan requests as prescribed and allowed under current municipal rules and regulations. The County reserves the right to make exception to these guidelines where it is deemed appropriate and implement stricter guidelines than what the Developer may require.

While care has been taken to portray an accurate depiction of the current Local Planning Policy, it shall be the responsibility of individual lot proprietors to ensure that all applicable policies are known.

This project site falls under Mountain View County Land Use Bylaw “BP-Business Park District” and the “Central Alberta Highways 2/2A Corridor Design Study” Area. Copies of the policy portion of each have been added to the Appendix of this document, and may be changed or updated by the county.

It is advised that Mountain View County, Planning and Development Services be consulted in regard to an up-to-date interpretation of Local Planning Policy and Applicable by-laws, guidelines, studies, and codes.

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1.0 BUILDING PLAN APPROVAL PROCEDURE

This section outlines the required steps necessary to process building designs and plans through the developer driven design review process.

- a. It is a requirement of purchase that the Developer shall review and approve all proposed developments prior to submittal into Mountain View County.
- b. No application for development shall be made to Mountain View County prior to the approval of the proposed site plan and corresponding design details by the Developer.
- c. While a copy of the current Land Use Bylaw is attached to this document, it shall be the responsibility of the applicant to contact Mountain View County Planning Department for official and current application requirements.

1.1 Design Approval Process

a. Application for Building Plan Approval

Prior to making application for municipal development and building permits, the Owner/Builder shall submit their building plans and landscape plans for aesthetic design approval to:

Opus Building Canada Inc.
Attn: Mountain View Business Park Architectural Design Review
1702 Fourth Street
Calgary, AB T2S 3A8

b. Review of Building Design

The Developer will review the application and will recommend approval or rejection based on the compliance with the guidelines. If approved, two (2) copies of the approved submission will be made available to the Owner/Builder and the Developer will keep the other approved set on file. Applicants will be notified in writing of the findings of the review process within 30 working days after receipt of all required materials. Final project approval is valid for one year from the date of such approval. If the application is rejected, the Developer will provide a written description of changes to be made or issues to be addressed. The Owner/Builder is to address these issues and resubmit the plans for approval.

1.2 Plan Submission Requirements

Each applicant shall submit all development and building plans and supplementary information required by the regulatory approval authority to the Developer. Any changes to the design proposed by the applicant, or Mountain View County, shall also be reviewed by the Developer.

- a.** All plans and applications for review and development permits shall be completed by a professional who is licensed to perform such work.
- b.** No development permit shall be submitted to the County prior to the approval of the required plans by the developer.
- c.** Building plans, elevations and sections: Color rendered building elevations and samples of finishes shall be submitted to the Developer for their review and approval.
- d.** Landscape plans shall include all information outlined in the following:
 - 1.** Boundaries and dimensions of the subject site.
 - 2.** Location of all the buildings, parking areas, driveways and entrances.
 - 3.** Location of all exterior lights on the site and their projected light patterns in relation to adjacent public roadways and developments.
 - 4.** Location of existing plant materials to be retained.
 - 5.** Location of new plant materials.
 - 6.** Plant material list identifying the name, quantity and size of plant material.
 - 7.** All other physical features, existing or proposed; including berms, walls, fences, outdoor furniture, lighting and decorative paving.
 - 8.** A location plan showing the proposed development and landscaping relative to the landscaping and improvements on adjacent properties.
 - 9.** A fencing plan showing layout and elevation details.

- e. Signage Plans: Where more than one business occupies a building, a comprehensive signage package shall be prepared for the building showing location, size and details for all identification signs, and submitted as part of the required landscape plan.
- f. Lighting Plans: The Developer shall provide a plan indicating the location of all exterior lights, including the projected light patterns in relation to public roadways and developments. All exterior lighting shall be identified on the Site Plan, Landscape Plan and Building Elevations.

1.3 Design Review Fees

Included in the purchase price of each lot are the review fees associated with these design guidelines. Design Review fees are charged by the Developer and are in no way associated with fees that may be charged by the County. The Developer reserves the right to waive or increase applicable fees on a case-by-case basis, if determined the fee to be inappropriate based on the scope of the applicable submission.

2.0 GENERAL OWNER/BUILDER REQUIREMENTS

This section outlines the minimum requirements that the Developer expects from each owner/builder during the construction process.

2.1 Municipal Design Compliance

In addition to these Architectural Design Guidelines, all building designs must comply with the current governing municipality's Land Use Bylaws and all applicable Building Code Regulations and any other design governance devices in place by the municipality. Conformity with these guidelines does not supersede the required approval process of the governing municipality.

2.2 Site Inspection Prior to Construction

Each lot Owner/Builder must inspect the condition of the local improvements installed by the Developer including, but not limited to street lamps, fencing, etc., in, on or around the lot prior to commencement of construction in order to determine if any damage has been done to these improvement. Written notice of any damages must be submitted at this time, otherwise the costs for repairing damages for same shall become the sole responsibility of the Owner/Builder pursuant to the Offer to Purchase Agreement and Agreement for Sale, where applicable.

2.3 Appearance During Construction

The Owner/Builder is required to keep the lot clean and orderly during construction. Builders found negligent of the following may be back-charged for clean up carried out by the Developer:

- a.** Trash and debris shall be placed in refuse containers, removed from each construction site and not be allowed to accumulate. Lightweight material, packaging and other such items shall be covered and weighted down or placed in an enclosed structure to prevent wind from blowing such materials off the construction site.
- b.** Owners/Builders are prohibited from dumping or burying trash anywhere on the lot, parcel or covered property. During the construction period, each site shall be kept neat and be properly maintained to prevent it from becoming a public eyesore or affecting other lots.
- c.** Damage and scarring of other property including, but not limited to, open space, other lots, roads, driveways, and/or other improvements shall not be permitted. If any such damage occurs, it must be

repaired and restored promptly at the expense of the person causing the damage.

- d.** Upon completion of construction, each Owner/Builder shall clean the construction site repair all damaged property including, but not limited to, restoring grades, repairing streets, driveways, pathways, drains, culverts, ditches, signs, lighting, landscaping and related watering systems, fencing, and other improvements or utilities.
- e.** The contractor shall be responsible for controlling dust and noise from the construction site.

3.0 SITE DESIGN GUIDELINES

In addition to these Architectural Design Guidelines, all building designs must comply with the current Mountain View County Land Use Bylaw and all applicable Building Code Regulations. Conformity with these guidelines does not supersede the required approval process of Mountain View County.

This section outlines general site characteristics and guidelines expected by the Developer when siting the building and necessary facilities on a lot within this project.

3.1 Minimum Site Lot Size

- a. The minimum site lot size for highway commercial uses shall be 2.5 acres.
- b. The minimum lot size for industrial uses shall be 5.0 acres.

3.2 Site Coverage

- a. The Building footprint for each lot shall not exceed 40% of the gross lot area.
- b. Proposed buildings in excess of 40% of the gross lot area may be approved by the Developer as long as there is adequate justification for the size increase and the application meets the approval of the Municipal Planning Commission.
- c. Parking lot coverage for each individual site will be determined through Mountain View County Land Use Bylaw (BP – Business Park District, Section 6).
- d. Accommodations must be made for drainage, parking, landscape and access on all lots and may dictate remaining lot area available for building.

3.3 Building Size and Orientation

- a. Although lots may accommodate more than one building, each building size shall be no less than 5,000 square feet.
- b. Buildings shall be oriented with primary consideration being given to the visual impact from the perspective of the roadways.
- c. Primary building entrances and facades should front onto the interior road.

- d. In situations where the building is fronted on more than one side by roadways, such as Highway 2 and an interior roadway, each building façade facing a street must have an increased level of architectural detailing.

3.4 Setbacks

a. Minimum Front Yard Setback

1. The minimum front yard setback shall be 30m (100 ft) from a Provincial Highway.
2. The minimum front yard setback shall be 18m (58 ft) from a service road or any other road.

b. Minimum Side Yard Setback

1. The minimum side yard setback shall be 6m (20 ft) from the property lines for all development.
2. The minimum side yard setback shall be 7.7m (25) on a flanking road.
3. The Municipal Planning Commission may approve common party walls and zero lot lines, subject to the requirements of the Safety Codes Act.

c. Minimum Rear Yard Setback

1. The minimum rear yard setback shall be 7.5m (25 ft) from the property lines for all developments which do not abut a road.
2. The minimum rear yard setback shall be 12m (40 ft) from the property lines for all developments which abut a road.

d. Minimum Corner Site Setback

1. No development shall be allowed to interfere with sight distances so as to be hazardous to vehicular traffic.

3.5 On-site Parking

- a. Minimum parking requirements shall be determined according to Mountain View County Land Use Bylaw (BP – Business Park District, Section 6).
- b. All parking for both visitors and employees shall be provided onsite.

- c. All parking areas shall be paved with asphalt or concrete.
- d. Parking stalls shall be minimum 3 meters wide x 6.1 meters deep. Drive aisles shall be minimum 4 meters wide for one-way aisles, and minimum 7.6 meters wide for two-way aisles.
- e. Parking for persons with disabilities shall be provided as follows:
 - 1. A minimum of one (1) stall is required where up to 25 total parking stalls are required.
 - 2. Two (2) stalls are required where up to 50 total parking stalls are required.
 - 3. Three (3) stalls are required where up to 100 total parking stalls are required.
 - 4. One (1) additional stall is required for each additional increment of 100 total parking stalls.
 - 5. Parking stalls for persons with disabilities shall be minimum 4.5 meters wide x 6.1 meters deep.

3.6 Landscape Islands Within Parking Areas

- a. Landscaped islands are required in parking lots where more than 25 stalls are required.
- b. Builders shall provide two islands, minimum dimensions 1.5 meters x 6 meters, for every increment of 25 parking stalls.
- c. Each island shall contain at minimum one deciduous tree of 50mm caliper, or one coniferous tree of minimum 2 meters height, or 3 shrubs of minimum 600mm height.

3.7 Access and Approaches

- a. Approaches shall be designed and constructed in accordance with the applicable engineering standards.
- b. Approaches shall be paved, for both customer and truck access points.
- c. Freight vehicles shall have separate lot access from customers.

- d. Loading bays shall be located in such a manner as to not impede the efficient flow of traffic and pedestrian movement to minimize impacts on adjacent land uses.
- e. Vehicular entrances and exits, as well as on-site pedestrian and vehicular routes shall be designed in a manner that provides a safe and clearly defined circulation.

3.8 Loading Areas

- a. Loading and unloading areas shall occur in the rear of a building.
- b. Loading/unloading is permitted in side yards where visible from a public street so long as this zone is screened by landscaping.
- c. Storage yards required for tenant stock and supplies shall occur in the rear of the building and shall not be permitted within the front yard(s) of the building.
- d. Loading docks, refuse, and storage shall not face the front of the property, or any primary roads.
- e. Screening shall be provided which visually minimizes the appearance of the loading and storage areas.

3.9 Fencing and Screening

- a. The design of any fencing and/or screening elements shall complement the architecture and materials used in the site's buildings.
- b. Chain link fencing will be permitted within reasonable guidelines at the discretion of the Developer with final approval by the County.
- c. The maximum height of a fence as measured from grade shall be:
 - 1. 2.0 m (6 ft) for that portion of the fence which does not extend beyond the most forward portion of the principal building on the lot.
 - 2. 1.0 m (3 ft) for that portion of the fence which extends beyond the most forward portion of the principal building on the lot.
- d. Notwithstanding Section 3.7.c, a higher fence or a fence with barbed or other security features may be approved for public safety, security, privacy or buffering purposes by Mountain View County upon the request of the Owner/Builder.

3.10 Exterior Lighting

- a. All exterior lighting is subject to Mountain View County applicable bylaws.
- b. All light fixtures on a lot shall be consistent in style, design, height, size and color.
- c. At a minimum, all public and services entrances as well as pedestrian circulation routes shall be illuminated.
- d. No flashing or revolving exterior lights shall be permitted.
- e. Exterior lighting shall not spill beyond the property lines.
- f. Exterior lighting must not interfere with the effectiveness of adjacent traffic, nor cause glare which can be seen by adjacent traffic.
- g. No light structure shall exceed a height of 7.62 meters, and any light fixtures attached to buildings shall be no higher than 7.62 meters.

3.11 Utilities, Refuse Containers and Outdoor Storage

- a. All ancillary structures are to be an integral part of the building design and/or considered and detailed at a site plan level. All structures shall be built using materials compatible with the aesthetics of the primary building.
- b. All utility lines from the source locations to the building shall be underground.
- c. Utility boxes/equipment shall be screened and clustered in service areas.
- d. Utility screening shall be accomplished through durable materials used on the building façade or a dense planting of vegetation that blocks views year round.
- e. Site Plans shall illustrate the location and routing of all existing, proposed and future utilities including wells and septic systems.
- f. All large refuse containers shall be screened and located in service areas in side or rear yards and not visible from primary roads.

- g.** All refuse storage locations and means of screening shall be explicitly illustrated on the Site Plan.
- h.** All storage must be related to the business or industry located on the site.
- i.** All outdoor storage shall be screened from parking areas, primary roads, and the entrance of adjacent buildings.
- j.** All waste collection areas, visible from the corridor shall be screened. Screening shall take the form of berming, landscaping, solid fencing or any combination of the foregoing.

3.12 Miscellaneous Site Guidelines

- a.** Lot grading and drainage shall meet all conditions as outlined within Section 5 of the Mountain View County “BP-Business Park District” Land Use Bylaw.
- b.** Development permits will be issued by the governing municipalities for uses as outlined with the Land Use Bylaw.
- c.** Any excavation for reasons other than preparation of the site are subject to requirements as set forth in Section 5 of the Mountain View County “BP-Business Park District” Land Use Bylaw.
- d.** Any other design considerations not listed, but included in the Land Use Bylaw, must be followed.

4.0 BUILDING APPEARANCE AND MATERIALS

This section contains the design and aesthetic guidelines expected for each building structure within this project.

4.1 Building Elevations

Buildings should be massed and orientated with primary consideration being given to the visual impact from adjacent roadways with clear sight-lines and visibility. All building elevations shall contain architectural details specific and/or interpreted to the style of this project.

- a. Each building plan submitted must identify the different materials that are to be on the exterior of the structure.
- b. All buildings on a lot shall follow the same architectural theme and exhibit a high standard of appearance. Exceptions may be made to accommodate corporate images.
- c. Principal facades of buildings visible from a public street shall include architectural elements such as plane articulation, changes in material, texture and color, and a more generous percentage of windows and openings that suitably address the expected attention due to this elevation's position.
- d. Public entrances shall be easily identified and distinct from the remainder of a building's facade.
- e. Long facades and rooflines, greater than 30 meters in length, must be designed to reduce the perceived mass by the inclusion of design elements such as arches, columns, gables, canopies, window shading devices, etc. False fronts shall not be utilized as a means for detailing building facades.
- f. Mechanical and electrical equipment (including rooftop mounted) shall be screened from view, or must be proven to be not visible from Highway 2 or public streets. Screening shall be compatible with the theme and character of the building.

4.2 Building Heights

- a. Rooflines and facades of large buildings single wall > 30.0 m (98.4 ft) shall be designed to reduce the perceived mass by the inclusion of design elements such as arches, columns or gables with exterior finish materials composed of predominantly muted colors.

- b. Maximum Height of Buildings and/or Structures and Maximum Site Coverage
 - 1. The maximum height for industrial uses shall be 18m (60ft) max.
 - 2. The maximum height for highway commercial uses shall be 12m (40ft) max, except for commercial accommodations which shall have a maximum height of 16m (52ft).
 - 3. The Developer may approve buildings with heights in excess of the above should the application be submitted to the County and be deemed acceptable by the Municipal Planning Commission of the County.

4.3 Out Buildings

- a. Typically, there shall be no out-buildings. Exceptions may be granted when formally requested and approved by the Developer.
- b. Should out buildings be allowed, all buildings on a lot shall follow the same architectural theme and exhibit a high standard of appearance.
- c. Exceptions to the design guidelines may be made to accommodate corporate images.

4.4 Roofs

- a. Minimally pitched roofs typical of pre-engineered construction are undesirable and, if accepted, shall minimally be disguised by end-wall parapets. Permitted materials for pitched roofs are pre-finished metal roofing systems.
- b. All roof appurtenances projecting above the pitched roof such as exhaust vents, HVAC units, plumbing and electrical stacks, communication equipment, electrical transmission or transformer equipment, etc. shall be screened from view. Such screening shall consist of opaque walls finished in materials compatible with the exterior walls of the building.

4.5 Materials Palette

- a. Exterior elements and materials chosen shall be compatible with one another.
- b. All surface treatments or materials shall be designed to appear as an integral part of the design and not applied.

- c. All buildings shall be finished with materials manifesting durability, permanence and quality. Materials should be stain resistant, require little maintenance, and should retain a clean appearance without streaking or differentiation due to weathering.
- d. The use of building materials such as concrete panels, brick, integrally colored split-face concrete block, pre-finished metal siding/panels, and acrylic stucco will be encouraged. The material palette for building facades should not exceed three different major material types, one of which will be the predominant exterior material.
- e. The predominant exterior material shall be used for a minimum of 60% of the net wall surface averaged over all elevations which are visible from any street or public access way.

4.6 Color Palette

- a. The use of earth tone colors is strongly encouraged in the business park.
- b. Building color scheme will be assessed on an individual basis with consideration for existing context. Color choices that seem imbalanced or which contrast objectionably with adjacent building color schemes should be avoided.

5.0 SIGNAGE

In addition to these Architectural Design Guidelines, all signage must comply with the current Mountain View County Land Use Bylaw and all applicable Building Code Regulations. Conformity with these guidelines does not supersede the required approval process of Mountain View County.

This section sets the requirements for the design of signage and graphic conventions within the business park. Signage planning for each site shall be carefully integrated into the overall site design.

5.1 Signage Visible from Highway 2

- a. Where buildings abut the highway corridor, signs facing and visible from that corridor may be considered by the Developer if they comply with the following principles:
 1. One illuminated logo sign per visible façade. The maximum dimension of such sign shall not exceed 3.0m (9.8 ft.) in vertical and horizontal direction, parallel to the façade of the building, nor exceed a depth of 0.305m (1.0 ft.)
 2. One illuminated business name sign per visible façade shall not exceed 15% of the area of the façade of the building or business premises, whichever governs and shall in no case exceed 40.0 m² (430.6 ft²) (less the area of any logo sign: see a above).
 3. To discourage the use of building facades as billboards a business sign exceeding an area of 10.0 m² (107.7 ft²) and 1.5m (5.0 ft.) in height, shall be limited to individual letters or shapes.
- b. All signage is subject to Mountain View County applicable Bylaws.

5.2 Freestanding Signs

- a. One freestanding identification sign per lot shall be allowed. Maximum height shall be 7.62 meters, with no dimension exceeding 4.5 meters. The maximum allowable area of any freestanding sign is 12.0 m². Freestanding signs are permitted to be illuminated provided the illumination can be shown not to spill over the property lines, and is not upward lighting.
- b. Small directional signs are encouraged at entrances, parking, and delivery areas, to a maximum of 0.3 m² each, and no more than 1.2

meters in height. Ground signs shall not block the visibility of vehicular traffic or risk the safety of pedestrians.

- c. Illuminated freestanding signs shall not exceed 7.62 m (25.0 ft) in height.
- d. Moving or animated signs and electronic message boards that may distract adjacent highway users are not permitted.
- e. Signs shall identify on-site developments or facilities only. Signs advertising off-premises developments or facilities are not permitted.
- f. Neon and flashing signs are prohibited, as are signs with running lights.

5.3 Façade Signs

In addition to freestanding signs, signage located on the building façade is permitted, and can be either a logo sign or a business name sign, or a combination of both, so long as:

- a. The total area of the signage does not exceed 15% of the building façade, to a maximum of 40 m².
- b. Any logo sign may not exceed 9 m² in total area, and is limited to 3 meters in either vertical or horizontal dimension.
- c. Signage in excess of 10 m² area can be no more than 1.5 meters in vertical dimension, except for logo sign noted above.
- d. Such signage is not permitted to extend above the roofline of the building it is attached to, and shall be at a maximum height of 7.62 meters.
- e. Such signage is permitted to be illuminated provided the illumination can be shown not to spill over the property lines, and is not upward lighting.

6.0 LANDSCAPE DESIGN & CONSTRUCTION GUIDELINES

This section defines general landscaping requirements for each lot in this project.

- a. As a condition of a development permit, the Owner of the property, or his or her successor or assignees, shall be responsible for landscaping and proper maintenance.
- b. All required yards and all open spaces on the site excluding parking areas, driveways and outdoor storage and service areas shall be landscaped in accordance with the approved plan.
- c. Landscaping is to be provided so as to create a year round effect.
- d. The use of landscaping is required adjacent to exterior walls that are visible from adjacent public roads, other than lands, to minimize the perceived mass of the building and to create visual interest.
- e. All pedestrian walkways shall be hard surfaced.
- f. All plant material shall be nursery-grown material and shall conform to the standards of the Canadian Nursery Trades Association.

6.1 Existing Landscape

- a. Wherever possible, trees existing on the site shall be preserved and protected or replaced.
- b. Notwithstanding the status of existing vegetation, landscaping of the site shall be subject to the provisions of the Overlay District.



6.2 Planting Quantities

PLANTING	QUANTITY*	SIZE
Deciduous Trees	1/80 m ²	50%-50 mm Caliper 50%-75 mm Caliper
Coniferous Trees	1/80 m ²	25%-3.5 m high 75%-2.5 m high
Deciduous Shrubs	1/40 m ²	Min. 2.0 ft high
Coniferous Shrubs	1/40 m ²	Min. 1.2 ft high

** Where the calculations result in fractions the values shall be rounded up to the next whole number.*

Landscaping shall be provided within front, side and rear yards adjacent to public roads and shall include a mixture of trees and shrubs to the satisfaction of the Developer.

- a. A minimum of 15% of the site area shall be landscaped.
- b. A minimum of 40% of any landscaping required shall be placed in the front of the structure.
- c. Shrubs shall be clustered or arranged in planting beds.
- d. Any undeveloped portion of a site, excluding parking areas, driveways, outdoor storage and service areas must be graded, contoured and seeded.

6.3 Screening

- a. The plant material used for screening shall effectively screen year-round, and shall be a minimum of 2 meters in height.
- b. Screening is required along the property lines of all commercial and industrial lots where such lines are coterminous with a residential property line or are adjacent to lanes that abut a neighboring residential property.
- c. For areas in which a screen planting would not be sufficient, a fence, earth berm or combination thereof, with sufficient height to

substantially block the view at a distance of 60 m (200 ft) or to the satisfaction of Developer, shall be required.

6.4 Retaining Walls

Retaining walls will be limited to an exposed height of 0.9 m (3 ft) unless it can be shown that a higher wall is necessary. In this instance, a stepped wall will be required to reduce the walls visual mass. All retaining walls will be finished to complement exterior house finishes and blend in with the landscape. Retaining walls may need to be structurally certified.

6.5 Timing of Planting/Warranty

- a. Landscaping shall be completed in accordance with the provisions of this Bylaw and the approved landscaping plan by the end of one full growing season after the completion of the development.
- b. The owner of the property, or his/her successor or assignees, shall be responsible for landscaping and proper maintenance. As a condition of a development permit, an irrevocable letter of credit may be required, up to a value of the estimated cost of the proposed landscaping/planting to ensure that such landscaping/planting is carried out with reasonable diligence. The conditions of the security being that:
 1. If the landscaping is not completed in accordance with this Bylaw and the landscaping plan within one year after occupying the building or site, then the municipality shall use the security to complete the approved landscape development; and,
 2. If the landscaping does not survive a two (2) year maintenance period, the applicant must replace it with a similar type of species and with a similar caliper width or forfeit the portion of the amount fixed equal to the cost of replacing the affected landscaping materials.
 3. The letter of credit will be released when the landscaping and other improvements have been completed to the satisfaction of the Development Authority and the two-year maintenance period has expired.

7.0 ENVIRONMENTAL CONSIDERATIONS

While not required, the Developer encourages all builders to follow Built Green principles.

- a.** Buildings built should utilize insulation, building wrap and roofing materials that meet Built Green certification.
- b.** All windows and doors installed should be Built Green Certified.
- c.** Buildings should utilize Energy Star materials and products whenever feasible.
- d.** Architectural planning and design should take full advantage of energy efficiency (i.e. natural heating and/or cooling, sun and wind exposure, solar energy properties, etc.). Solar collector panels, if used, shall be designed into the roof and camouflaged so as not to be visible from public view.
- e.** Items such as low-flow toilets and water conserving faucets should be used.
- f.** Low impact development techniques such as bio-swales and the harvesting of storm water for irrigation purposes are encouraged.

8.0 MOUNTAIN VIEW COUNTY AUTHORITY

This section defines the implementation and authority of these architectural guidelines

- a.** All municipal Plans and Bylaws shall take precedence over the requirements as outlined in this document.
- b.** It is the responsibility of all landowners to obtain all necessary municipal approvals
- c.** These guidelines and approvals of the developer in no way supersede the authority of Mountain View County

9.0 TERMS ENDING

The developer will administer the approval and enforcement of these guidelines subject to the scope of responsibilities and hierarchy of approval authority noted in this document for a period of 5 years. This term shall commence upon registration of title for each lot and continue for 5 years or until accepted construction completion of the individual lot improvements, whichever is the earlier.