



**Castle Mountain Resort
Development Guidelines**

Revised February 28, 2017

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1. PURPOSE OF THE DESIGN GUIDELINES

The following design guidelines are created to ensure, protect, and maintain the aesthetic quality and integrity of Castle Mountain Resort (CMR). It is essential that the physical appearance of all structures, including but not limited to single family, duplex and multifamily dwellings, commercial buildings and operational, maintenance and lift facilities, be aesthetically and architecturally compatible. The objective is to allow for flexibility of creative design and expression by property owners while maintaining harmony between the individual homes, the community and the natural beauty of the land. In this way, CMR hopes to protect its current and future projects and ensures prospective buyer's investments are in turn protected.

The Development Guidelines contained herein will apply to all structures and will form part of the Land Purchase Agreement.

All single family developments will be reviewed on an individual lot basis in terms of adherence to the design guidelines as detailed in this document. Commercial, multi-family and duplex developments, and operational, maintenance and lift buildings etc. will be reviewed on a project basis. CMR and their design consultants may require certain modifications to the plans to take advantage of unique lot characteristics or to conform to the overall objectives of the guidelines and development.

These guidelines are meant to be referenced for not only new construction but exterior renovations as well, especially those that change the building foot print on the lot.

CMR reserves the right to alter these Development Guidelines from time to time without notice.

Conformity with these guidelines does not supersede the requirements of the Municipal District of Pincher Creek but are meant to work in conjunction with the M.D.'s requirements (see MD of Pincher Creek Land Use By Law 1140-08 at www.mdpinchercreek.ab.ca/services/planning-and-development/planning-documents).

2. COMMUNITY LANDSCAPE CHARACTER

The alpine character of the CMR environment is among its most important attributes and makes it particularly attractive for recreational development. Consequently, development must be carefully planned and implemented to mitigate slope impacts and restore disturbed areas following development.

3. SITE PLANNING

Site sensitive building designs are encouraged. Designs should preserve and protect the scenic quality of a building site and respect the integrity of adjacent development and land uses. Designs should also optimize the relationships of driveways, building massing, open space and vegetation.

3.1 Existing Land Forms

Each property has its own unique natural features, i.e. significant vegetation, drainage ways, large boulders, rock outcrops, steep slopes. In general these features need to be considered and analyzed prior to the development of a property. In some cases, these conditions present opportunities that can benefit a development if preserved or properly utilized. It is the task of each property owner and their consultants to arrive at a site design that integrates and preserves these features to the greatest extent possible.

3.2 Existing Site Vegetation

The environmental integrity and aesthetic beauty of CMR is dependent upon the preservation of existing vegetation and the restoration of disturbed areas. Care should be taken to preserve and integrate as much existing vegetation as possible and to preserve major vegetative masses. Reclamation of all disturbed areas will be required.

Fire Smart guidelines must be given consideration during removal, re-vegetation and reclamation stages of development. Refer to:

<http://wildfire.alberta.ca/fire-smart/fire-smart-communities/fire-smart-community-members.aspx>

3.3 Grading

To preserve existing landforms and site vegetation, grading plans for each property should be sensitive to the natural plant massing and features of the site. Grading and construction practices which disturb these natural features promote erosion and extensive re-vegetation. Buildings, roads and driveways should be carefully fitted to the site. Every effort should be made to minimize grading and excavation and to contain construction within fixed limits including materials storage and construction vehicle parking. Any landscaping that limits the ability of snow removal or grooming by hill maintenance personnel is prohibited.

3.4 Drainage

Each property has its own natural drainage pattern resulting from its topography and vegetation. Whenever possible, this drainage pattern shall be preserved so as to allow runoff from the open areas of the site to flow into and through established drainage areas. All changes to natural and existing drainage patterns and courses must be approved by CMR.

3.5 Landscaping

Every property owner and developer should seek to minimize the impact of construction on the existing landscape. However, some disruption will be inevitable. Correcting the damage done during the development process will require re-vegetation or reclamation. To the greatest extent possible, re-vegetation should recreate the earlier character of the site using indigenous shrubs and trees relocated from areas disturbed by development if possible. Any landscaping beyond lease property setbacks and boundary must be approved in writing by CMR.

3.6 Snow Management

The effects of snow and ice build-up, if improperly handled, can be destructive to buildings, pose risks to pedestrians and vehicles, and impose high ongoing snow removal and maintenance costs. The property owner must consider and assume all risk for snow management. Architects and designers not thoroughly familiar with heavy snow loads should retain a consultant early in the design process. The design for each lot shall consider the following:

- The basic building form must be conducive to snow management;
- Snow and drainage from roofs may not be dumped onto adjoining streets or properties;
- Snow must be positively shed or retained. The owner may use snow diverters, snow retainers or vary roof pitch for snow retention. Consideration must be given for all new metal roofs to be equipped with snow retention devices. The property owner may use snow diverters and snow retention devices which are designed as an integral part of the roof slope; and
- Entrances and pedestrian routes must be fully protected from snow sheds and icicles. Shedding snow must be deflected from pedestrian areas by dormers, roof angles, canopies or other means.

4. GENERAL BUILDING CONTROLS

4.1 Massing

Massing is very important, therefore drastic variation on roof slopes will not be permitted on adjacent lots. Site and layout should minimize overview and overshadowing of neighbors. CMR will make development plans available to adjacent property owners for comment. CMR may require changes to the proposed site plan to enhance the overall streetscape prior to issuing a permit.

4.2 Design and Exterior Materials

The overall design and appearance of any project shall be appropriate for the community. Unique and drastically different designs may not be accepted. All designs should eliminate any flat appearance to the front elevations by utilizing build outs and/or structural elements thereby enhancing the projects visual impact from the street.

Foundation walls must be attractively finished. Parging material, rock or manufactured stone or brick is recommended. Exposed wood is not permitted.

Rim joist material must be of the same material as the body of the house. No unfinished exposed wood is permitted.

All exterior steps and deck shall be of new material only.

A color board containing samples of exterior material choices (including roofing materials) must be submitted to CMR, if requested prior to issuing of the development permit.

4.3 Antennae

Roof mounted equipment must be unobtrusive. Television or radio antennae, flag poles, clotheslines, or other external projections, other than those originally installed by the developer or approved in writing by CMR, are prohibited.

4.4 Fencing and Retaining Walls

Fencing of properties along boundary lines will not be permitted. Some fences may be permitted (for example: to create privacy around hot tubs or enclosures for pets) with written approval of CMR. Retaining walls may be used to control erosion or access steeper property. Retaining walls in excess of a maximum exposed height of 1.2 metres (4 feet) requires the written approval of CMR.

4.5 Minimum Envelope Requirements

The following minimum insulation levels shall apply:

Exterior above grade walls R-20

Exterior below grade walls R-10

Insulated ceilings and attics R-40

Windows shall be at least double glazed with a minimum air space thickness of 12.5 millimetres.

4.6 Water Conservation

The following minimum standards shall apply:

Showers: Low flow shower heads: less than 9.8 litres/min

Faucets: Lavatory and kitchen faucets: less than 8.3 litres/min

Toilets: Low flush toilets are mandatory: maximum 6 litres/flush

Yard sprinkler systems are not permitted. Plants and vegetation should grow using the natural environmental conditions. Sprinkling will be allowed to re-establish vegetation disturbed during the development process.

4.7 Lighting

4.7.1 Exterior lights

Lights should be designed to minimize or eliminate light pollution and overthrow of light onto adjacent properties. All exterior lighting should be energy efficient, indirect and shielded to prevent spillover onto adjacent lots and the street. Exposed bulbs, spotlights, reflectors, and lenses are prohibited.

4.7.2 Interior lights

While not mandatory, energy efficient lighting should be used wherever possible.

4.8 Color Schemes

Color schemes should be complementary to adjoining development. Color schemes that detract from the streetscape will be rejected.

4.9 Garbage

Garbage or refuse shall not be stored or accumulated on a lot in such a way as to be visible from the road at the front of the lot. Garbage may not be burned. Garbage may not be stored or accumulated in such a way as to be accessible or an attraction to animals. No construction material or non-household waste shall be placed in the community garbage containers.

During construction all building materials must be kept clear of all roadways. Materials must be stacked neatly at all time.

CMR reserves the right to clean up any unsightly site at the expense of the individual lot owner.

4.10 Propane

Propane tanks for outdoor barbeques must be in accordance with the fire code.

Propane for all other mechanical systems and appliances must be supplied by CMR's central propane distribution system.

Gas/propane installations must have a permit and be inspected as per the Alberta Building Code.

4.11 Vehicle Access and Parking

Vehicle access is limited to specific lots and many lots do not have vehicle access during the winter months.

Parking is not permitted on the roadways. Parking is restricted to CMR's public parking areas and to designated parking places on individual lots which were approved as part of the development application.

Permanent parking of RV's and use of RV's parked on lease lots is not permitted.

4.12 Mechanical Systems and Appliances

Mechanical systems and appliances must be energy efficient.

Garbage disposal units which discharge into the sewer are prohibited.

4.13 Roof Pitch and Style

All developments shall incorporate an attractive roof or projection over the front entry. Flat roofs are not allowed, low slope roofs will be approved on an individual basis. Roofs must be designed to retain or positively shed snow or have snow retention devices.

Acceptable roofing materials include metal and any meeting a fire retardant rating equal to that of a 30 year architectural asphalt shingle. A minimum of 600 mm (2 feet) soffit overhang is required.

Roof colors must be generally neutral or muted in order to blend with or enhance the colors of the natural landscape. Any new "red roofs" will not be allowed.

5. RESIDENTIAL DEVELOPMENT REQUIREMENTS

5.1 Residential Use only

Permitted uses within the residential subdivisions are restricted to those uses described in the Municipal District of Pincher Creek Land Use Bylaws or which may be permitted after the appropriate application(s).

No duplex or multifamily developments are permitted on single family lots.

5.2 Setbacks

The minimum setback of a residential structure including decks is as follows:

Phase 1 – CMR-1(new buildings only - existing buildings have been grandfathered to their existing location registered in the bylaw)

Front yard – 1.5 metres

Rear yard – 5 metres

Side yard – foundation 5 metres from the nearest neighboring foundation. If a neighbor does not have a permanent foundation the setback shall be 2.5 metres from property line. In any case encroachment into a 2.5 metre set back must reviewed and accepted by the affected neighboring lot owner and CMR. Side yards adjacent to roadways and utility right of ways, the setback shall be 2.5 metres.

Phase 2 – CMR-2, Phase 3 - Castle mountain Ski Resort Core (CMSRC), Phase 4 - Castle Mountain Medium Density Residential (CMMDR) & Phase 5 (both Single Family and Medium Density Residential)

Front yard – 2.5 metres

Secondary Front yard – 2.5 metres

Side yard – 2.5 metres

Rear yard – 2.5 metres

Minimum separation of 5 metres between residences measured from the foundation.

5.3 Projections into Setbacks

Projections into the side yard setbacks shall be as follows:

Eave overhangs of principal buildings - 0.6 meters

Eave overhangs of accessory buildings – 0.3 metres

Fireplaces and uncovered landings – 0.6 metres

Uncovered patios and decks with a maximum height above grade of 0.6 metres – unlimited

Retaining walls and landscaping - unlimited

5.4 Footprint

The maximum footprint of a single family dwelling is limited to 40% of the lot area.

The maximum footprint of a multifamily development (including duplexes) is limited to 70% of the lot size.

New construction is preferred. The placing of modular homes or existing structures from outside the Resort on a residential lot is subject to written approval of CMR and the MD of Pincher Creek. Mobile homes are prohibited.

5.5 Height

Height restrictions are site specific. The maximum overall height of a structure will be measured from original ground to any portion of the structure, or from the designed final site grading as approved by the Development Committee, including all corners and highest peaked roof.

Maximum height allowances are not automatic.

Single Family Residential Structure

- Maximum overall height is 10 metres,
- Units on lot slopes steeper than 20 % grade can be considered on an individual basis by the Development Committee if requested and detailed backup is provided

Multi-family Units including Duplex Structures

- Maximum overall height 12 metres.
- Units on lot slopes steeper than 20 % grade can be considered on an individual basis by the Development Committee if requested and detailed backup is provided

5.6 Exteriors

Acceptable exterior finishes are limited to:

- Wood siding;
- Stucco;
- Cementitious board (such as Hardi-plank);
- Stone; and
- Brick.

All materials shall have the highest fire retardant rating for that type of material.

Color schemes and materials should reflect those naturally occurring in the Westcastle Valley and be harmonious with those of neighboring structures.

Single family dwellings have no stone or brick minimum requirement.

Main floor elevations of duplex and multifamily developments must have a minimum of 30% stonework which will wrap each side elevation by a minimum of 600 millimetres (two feet).

Front verandas are highly recommended for multifamily developments as a welcoming feature signifying the main entrance to the unit.

Multifamily and duplex developments will have all units facing in the same direction unless specifically requested by the property owner in writing and subsequently approved by the Development Committee. Each unit is permitted to have a single garage on the main floor. The units excluding duplexes must be offset by a minimum of 1.2 metres (4 feet).

5.7 Envelope requirements

Mandatory R40 insulation is required on all flat ceilings. This is optional on vaulted ceiling where the vault slope is greater than 2 ½ / 12 inside.

5.8 Environmental Systems

At least one of the following options must be used:

- Better than double glaze clear on selected windows (Sol-R and ArgonGas);
- Better than R-20 fiberglass main wall insulation or Better than R-12 basement insulation;
- Appliances that are in the upper 33% of the Energuide rating;
- An air to air heat exchanger;
- Energy efficient lighting; or
- Any option that is deemed better than the standard and will enhance the environment or cause less energy consumption of the building or its components, as approved in writing by CMR.

6. COMMERCIAL DEVELOPMENT REQUIREMENTS

6.1 Setbacks

The minimum setback of Commercial Buildings including decks shall be 2.5 metres from the property lines.

6.2 Projections into Setbacks

Projections into the side yard setbacks shall be as follows:

Eave overhangs of principal buildings - 0.6 meters

Eave overhangs of accessory buildings – 0.3 metres

Fireplaces and uncovered landings – 0.6 metres

Uncovered patios and decks with a maximum height above grade of 0.6 metres – unlimited

Retaining walls and landscaping - unlimited

6.3 Footprint

The foot print of Commercial Buildings will be reviewed at time of submission. The maximum footprint of the unit is limited to 70% of lot size, or as approved by CMR.

6.4 Height

Height restrictions are site specific. The maximum overall height of a commercial structure, from original ground to any portion of the structure, or from the designed final site grading as approved by the Development Committee, including all corners and highest peaked roof is 14 meters. Maximum height allowances are not automatic. Plans showing heights greater than 14 metres can be considered on an individual basis by the Development Committee if requested and detailed backup is provided.

6.5 Exteriors

Extra detail shall be given on the plans for all highly visible elevations.

Front elevations will have a minimum of 25% stonework or other approved architectural finish and wrap each side elevation a minimum of 600 millimetre (two feet).

Color schemes and materials should reflect those naturally occurring in the Westcastle Valley and be harmonious with those of neighboring structures.

Trim around windows is required.

7. APPROVAL PROCESS

All improvements, construction, or alterations to a dwelling or property must be approved by CMR. No design, drawings or specifications may be submitted to the Municipal District of Pincher Creek without first having been reviewed and approved in writing by CMR.

In addition to obtaining all necessary approvals from CMR each property owner is obligated to obtain all necessary governmental approvals and specifications in accordance with all applicable governmental laws and regulations affecting the use of his or her property and the improvements constructed thereon.

The applicant acknowledges that the building plan approval is provided as a service and that CMR assumes no responsibility for accuracy of the information provided, or for any losses or damages resulting from use thereof. The Applicant further acknowledges that CMR will be held harmless from any action resulting from use of this information.

All submissions for review and approval should be made at the following address:

Castle Mountain Development Committee
C/O Castle Mountain Resort P.O. Box 610
Pincher Creek AB T0K 0W0

7.1 The Process

Once a parcel or lot has been purchased, the purchaser shall:

- 1) Engage consultants (planner, engineer or architect, as required) to prepare:
 - a) A site plan including:
 - i. Dwelling coverage and other impervious elements;
 - ii. Elevations at all corners of the lot;
 - iii. Elevation at bottom of footing and main floor;
 - iv. Surface drainage;
 - v. North arrow;
 - vi. Distances from all improvements to property lines calculated perpendicular to property lines;
 - vii. Location of driveway (if necessary);
 - viii. Location of underground services (water, sanitary lines, power line);
 - ix. Area of property in square metres and area of dwelling footprint in square metres.
 - b) Schematic architectural drawings including:
 - i. Floor Plans (including any future basement development);

- ii. Elevations (including distances from original ground to all corners and highest peaks or the designed final site grading as approved by the Development Committee to all corners and highest peaks of the building);
 - iii. Color board(s) showing actual exterior finishes and trim **if** requested by the Development Committee ;
 - iv. Distances from the top of concrete foundation walls (basement walls) to the highest point of the building;
 - v. Roof pitch;
 - vi. Snow retentions devices;
 - vii. Electrical layout including the total number of 220 volt plugs and locations;
 - viii. Mechanical plan including furnace, water heater, stove, oven and cook top type; and
 - ix. Decks, steps and eave sizes and locations.
- 2) Submit two copies of the site plan and schematic architectural drawings to the Castle Mountain Development Committee.
- 3) The initial package submitted must include the following information
- a) Property owner's name;
 - b) Mailing address;
 - c) Business and resident telephone numbers including area code;
 - d) Lot or parcel number;
 - e) Name, address and telephone number of property owner's representatives and/or consultants (architect, engineer, surveyor); and
 - f) Cheques, payable to Castle Mountain Resort, in the amount of the Document Review fee, the Final Inspection fee and the Security Deposit.

CMR will conduct a final plan review and prepare a written approval of the plan package assuming all conditions met.

CMR will have not less than fourteen (14) days to approve or disapprove the plan package.

Should CMR not approve a plan package submittal, the property owner may appeal the decision to the Castle Mountain Board of Directors.

When the property owner has obtained approval from CMR, the plans can be submitted for development approval and building permits. The property owner must have valid development permit from the MD of Pincher Creek and a building permit from an approved agency prior to commencing construction.

7.2 Fees

The Document Review fee is \$250 or as otherwise determined by the Castle Mountain Resort Board of Directors. Inspection Fees are \$250 for each inspection or as otherwise determined by the Castle Mountain Resort Board of Directors.

7.3 Security Deposit

A \$5000 Security Deposit is required for each individual unit. The Security Deposit is required to assure compliance with the Development Guidelines, proper cleanup of dirt and debris and repair of any damage to the landscaping caused by the owners or agents in construction occurring on their site. If construction is not complete within 24 months of the date the development permit was issued, the lot owner must apply to the Development Committee for a time extension, otherwise the Security deposit will be forfeited to CMR. Time extensions are at the sole discretion of the Development Committee.

7.4 Insurance

Prior to the commencement of construction, the property owner shall purchase and require his or her contractor to purchase construction insurance.

7.5 Interim Inspections

After construction has begun and the basement walls are formed but not poured, the lot owner must notify CMR. A designated CMR employee will then physically check formed top of wall elevations compared to original ground elevations and elevation design plans and setbacks from property lines. The lot owner must provide main floor design thickness information and assistance if required by the CMR employee. After CMR is satisfied that approved elevation and set back requirements have been met a pour release form will be issued by CMR prior to the lot owner commencing with any further construction. This pour release form does not relieve the lot owner from obligations to meet the requirements of CMR's Development Guidelines

7.6 Final Inspection

Upon completion of all improvements to the property the owner shall submit a letter to CMR indicating that all improvements on the property are complete and are in conformance with the approved plans and specifications. A completion inspection will occur within 45 days of receipt of the letter.

In the event the final improvements to the property constructed by an owner are not in compliance with the plans and specifications submitted to and approved by CMR, then CMR, in its sole discretion, may require the owner to remedy such discrepancies to the extent set forth in a letter from CMR to the owner which shall be issued not later than the 45 day completion inspection period. The owner shall have 45 days from receipt of this letter to remedy the non-conforming items to the reasonable satisfaction of CMR.

After final approval the property owner may request the Security Deposit refund from CMR.

7.7 Compliance and Enforcement

If an owner fails to remedy the non-conforming items to the reasonable satisfaction of CMR within (45) days of receipt of the completion inspection letter, CMR may require additional cash deposits be made by the owner into a special account in order to provide sufficient funds to remedy the non-conforming items prior to final occupancy of the home or take whatever legal or other action may be reasonably necessary to cause the owner to remedy the non-conforming items.

At the discretion of CMR, additional penalties may be levied for ongoing failure to comply with these Development Guidelines.



Box 610
 Pincher Creek, AB.
 T0K 1W0
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 Fax (403) 627-3515
www.skicastle.ca
info@skicastle.ca

CMR DEVELOPMENT CHECKLIST

Lot Owner _____

Lot Number _____

Date Received _____

Date Returned _____

- | | | | |
|---|-------|------|-------|
| 1. Lot is purchased and leases signed | Yes Δ | No Δ | N/A Δ |
| 2. Site Plan to include: | | | |
| I. Dwelling coverage and other impervious elements | Yes Δ | No Δ | N/A Δ |
| II. Elevations at all corners of the lot | Yes Δ | No Δ | N/A Δ |
| 1. Front right _____ metres | | | |
| 2. Front left _____ metres | | | |
| 3. Rear right _____ metres | | | |
| 4. Rear left _____ metres | | | |
| III. Elevation at bottom of footing | Yes Δ | No Δ | N/A Δ |
| 1. Distance from top of footing to: | | | |
| a) Original or design ground at all four corners | | | |
| i. _____ metres | | | |
| ii. _____ metres | | | |
| iii. _____ metres | | | |
| iv. _____ metres | | | |
| b) Finished main floor _____ metres | | | |
| c) Finished second floor _____ metres | | | |
| d) Highest peak _____ metres | | | |
| IV. Surface drainage | Yes Δ | No Δ | N/A Δ |
| V. North arrow | Yes Δ | No Δ | N/A Δ |
| VI. Perpendicular distances from all improvements to property | | | |
| Lines | Yes Δ | No Δ | N/A Δ |
| a) Front _____ metres | | | |
| b) Back _____ metres | | | |
| c) Left side _____ metres | | | |
| d) Right side _____ metres | | | |

- | | | | | |
|-------|---|-------|------|-------|
| VII. | Location of driveway (if necessary) | Yes Δ | No Δ | N/A Δ |
| VIII. | Location of underground services (water, sanitary line, power lines) | Yes Δ | No Δ | N/A Δ |
| IX. | Area of property in square metres and area of dwelling footprint in square metres | Yes Δ | No Δ | N/A Δ |
| | a) Lot area _____ sq. metres | | | |
| | b) Building foot print area _____ sq. metres | | | |
| | c) Percent of lot covered _____ % | | | |
3. Schematic architectural drawings including:
- | | | | | |
|------|---|-------|------|-------|
| I. | Floor plans (including any future basement development) | Yes Δ | No Δ | N/A Δ |
| II. | Elevations (distance from ground to highest peaks) | Yes Δ | No Δ | N/A Δ |
| | Lowest existing ground adjacent to building _____ meters | | | |
| | a) Lowest design ground adjacent to building _____ meters | | | |
| | b) Highest design ground adjacent to building _____ meters | | | |
| | c) Highest design ground adjacent to building _____ meters | | | |
| III. | Roof snow retention devices (not necessary with asphalt shingles) | Yes Δ | No Δ | N/A Δ |
| | Roof pitch _____ | | | |
| IV. | Electrical layout. Includes the total number of 220 plugs and locations | Yes Δ | No Δ | N/A Δ |
| | a) Number of 220 volt plugs _____ | | | |
| V. | Mechanical plan. | | | |
| | a) Furnace type _____ | | | |
| | b) Water heater type _____ | | | |
| | c) Stove type _____ | | | |
| | d) Oven type _____ | | | |
| | e) Cook top type _____ | | | |
| VI. | Decks, steps and eave sizes and locations | Yes Δ | No Δ | N/A Δ |
| VII. | Front elevation stone meeting required amounts | Yes Δ | No Δ | N/A Δ |
4. Two copies of the site plan and schematic drawings
- | | | | | |
|--|--|-------|------|-------|
| | | Yes Δ | No Δ | N/A Δ |
|--|--|-------|------|-------|
5. Additional purchaser information
- | | | | | |
|------|---|-------|------|-------|
| I. | Property owner's name | Yes Δ | No Δ | N/A Δ |
| II. | Mailing address | Yes Δ | No Δ | N/A Δ |
| III. | Business and resident telephone numbers including area code | Yes Δ | No Δ | N/A Δ |
| IV. | Lot or parcel number | Yes Δ | No Δ | N/A Δ |



6. \$250.00 non-refundable plan approval and \$250.00 final inspection fee received Yes Δ No Δ N/A Δ

7. \$5,000 architectural control deposit received Yes Δ No Δ N/A Δ

8. Material & colours

I. Roofing Materials _____ Colour _____
Yes Δ No Δ N/A Δ

II. Siding or Stucco _____ Colour _____
Yes Δ No Δ N/A Δ

III. Trim Material _____ Colour _____
Yes Δ No Δ N/A Δ

IV. Stone or Brick _____ Colour _____
Yes Δ No Δ N/A Δ

V. CMR will conduct a final plan review and prepare a written approval of the plan package assuming all conditions are met. CMR will have not less than fourteen (14) days to approve or disapprove the plan package. Should CMR not approve a plan package submittal, the property owner may have the right to appeal the decision to the Castle Mountain Board of Directors. When the property owner has obtained approval from CMR, the plans can be submitted to the Municipal District of Pincher Creek for a Development Permit.

9. Plan Distribution

I. Has the plan be provided to adjacent lot owners? Yes Δ No Δ N/A Δ

Approval Status: **APPROVED or REJECTED or MORE INFORMATION NEEDED**

Castle Mountain Representative _____
(print) (signature)

CMR Development Permit Expiry Date _____
(2 years from date of approval)

Comments:

