

Phase 6

Contents

- 1 Master Site Plan
- 2 Available Lots
- 3 Phase 6 Site Plan
- 4 Individual Lot Plans
- 5 Building Scheme
- 6 Zoning Bylaw
- 7 Bare Land Strata Plan
- 8 FAQs

SITEMAP

W
WEDGE WOODS
— WHISTLER —



W
WEDGE WOODS
— WHISTLER —



RE/MAX
SEA TO SKY
REAL ESTATE
INDEPENDENTLY OWNED AND OPERATED



Lot #	Address	Lot Area (sqft)	Lot Area (Ha)	Lot Area (Acres)	Price
89	9349 Warbler Way	69,260	0.643	1.59	TBA
90	9345 Warbler Way	38,768	0.360	0.89	TBA
91	9341 Warbler Way	31,363	0.291	0.72	TBA
92	9337 Warbler Way	39,204	0.364	0.90	TBA
93	9333 Warbler Way	35,719	0.332	0.82	TBA
94	9329 Warbler Way	26,572	0.247	0.61	TBA
95	9325 Warbler Way	40,946	0.380	0.94	TBA
96	9297 Steller's Way	161,172	1.497	3.70	TBA
97	9301 Steller's Way	91,476	0.850	2.10	TBA
98	9300 Steller's Way	26,136	0.243	0.60	TBA
99	9304 Steller's Way	27,443	0.255	0.63	TBA
100	9338 Warbler Way	37,897	0.352	0.87	TBA
101	9342 Warbler Way	39,204	0.364	0.90	TBA
102	9312 Steller's Way	27,878	0.259	0.64	TBA
103	9308 Steller's Way	30,492	0.283	0.70	TBA
104	9316 Steller's Way	25,265	0.235	0.58	TBA
105	9320 Steller's Way	26,136	0.243	0.60	TBA
106	9324 Steller's Way	118,048	1.097	2.71	TBA
107	9346 Warbler Way	158,994	1.477	3.65	TBA

Important Notes:

Lots under an acre allow 4,629 sqft buildable main house with a 2,150 sqft aux. Lots over an acre allow 5,920 sqft buildable main house with a 2,150 sqft aux. Lots over 1.48 acres allow 6,995 sqft buildable main house with a 2,150 sqft aux. If a living space is built in the Auxiliary Building, the zoning allows for 968 sqft, but this is deducted from the main house buildable.

Prices are plus GST. Developer reserves the right to change prices at any time. E. & O. E.

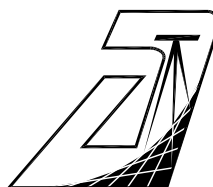
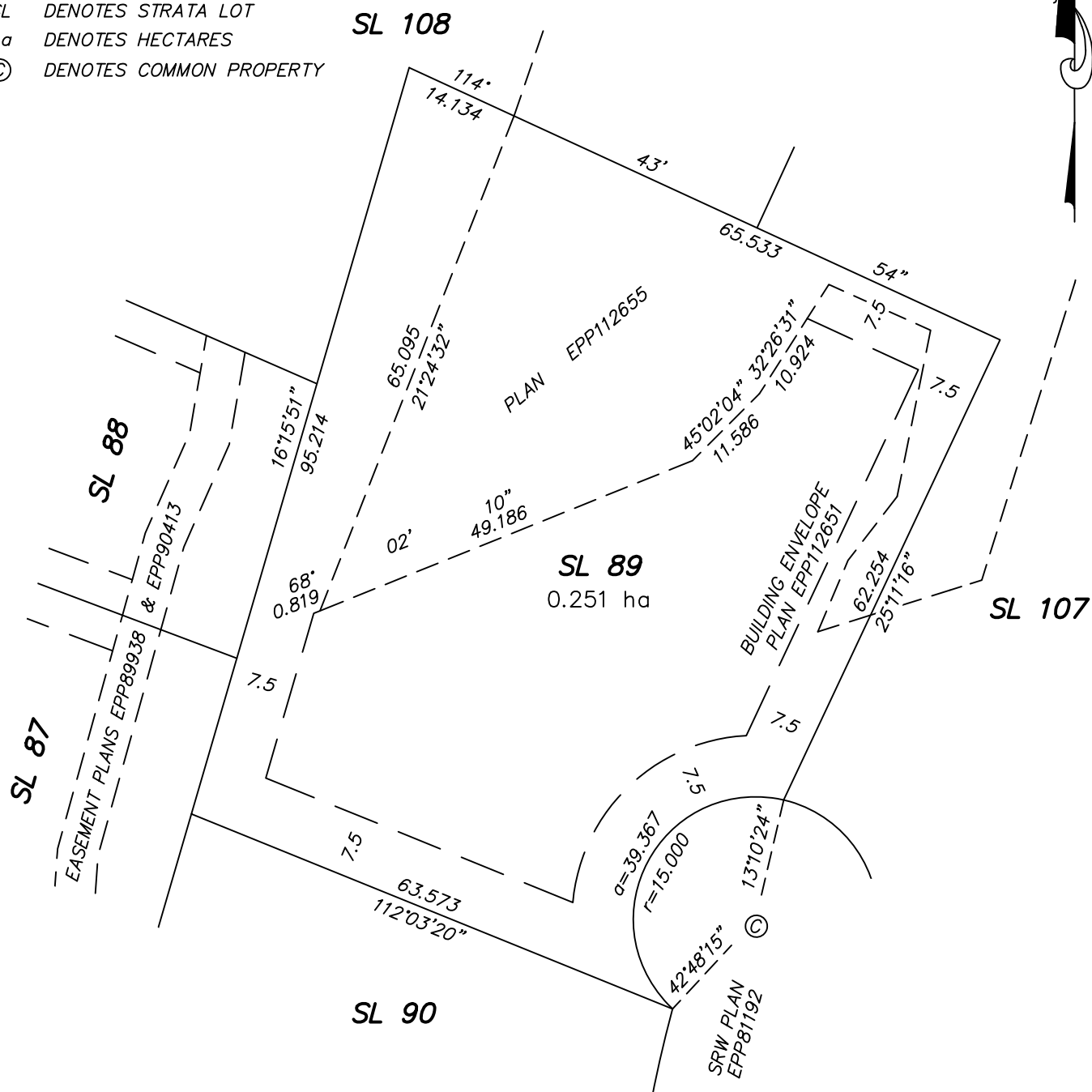
PHASE 6 SITEMAP



0 5 10 15 25 50 75

DISTANCES ARE IN METRES

SL DENOTES STRATA LOT
ha DENOTES HECTARES
© DENOTES COMMON PROPERTY



June 29, 2021

**SKETCH OF STRATA LOT 90
DISTRICT LOT 2247 GROUP 1
NWD STRATA PLAN BCS3916**

0 5 10 15 25 50 75



SCALE 1 : 750

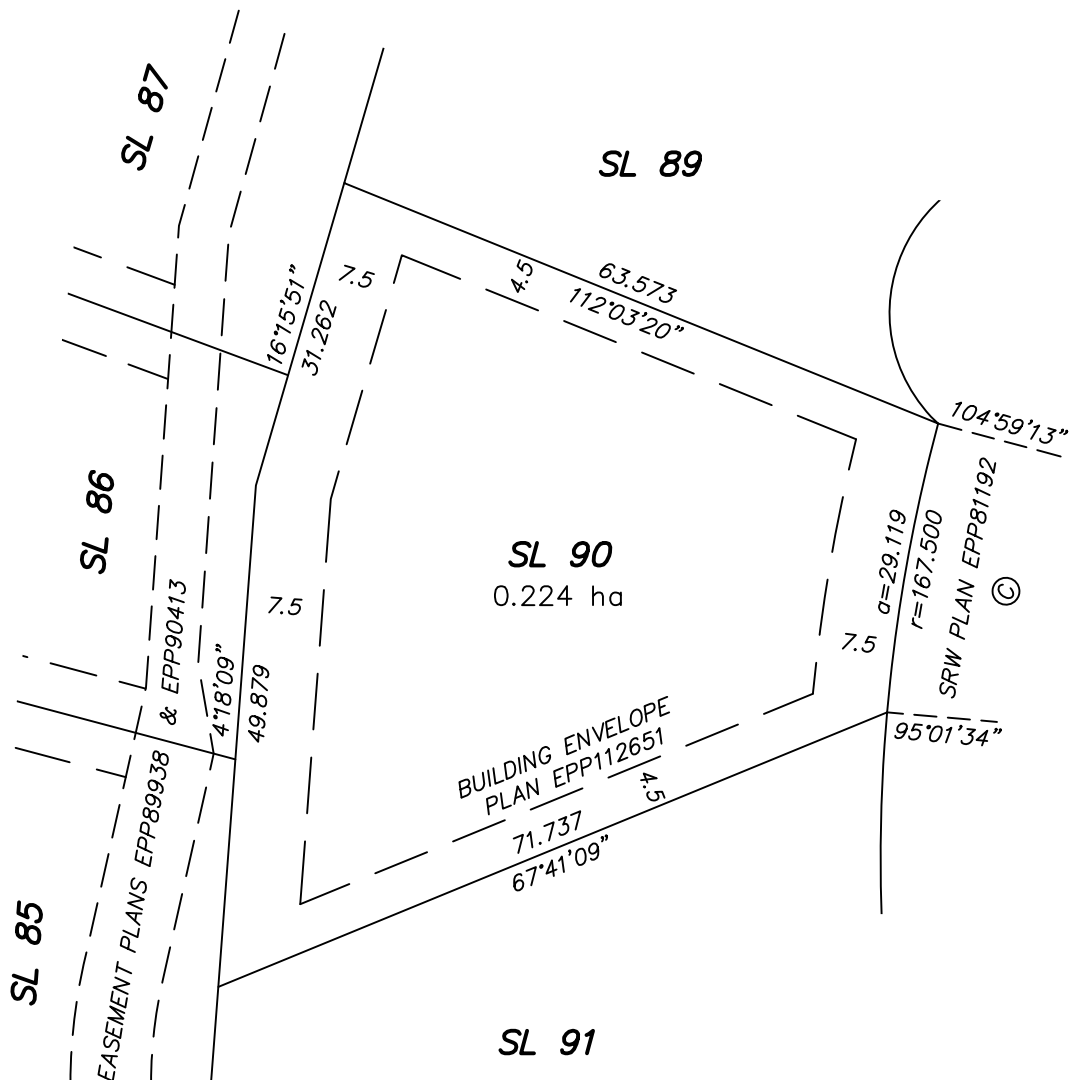
DISTANCES ARE IN METRES

LEGEND

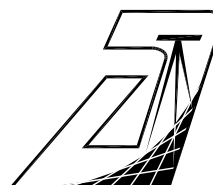
SL DENOTES STRATA LOT

ha DENOTES HECTARES

© DENOTES COMMON PROPERTY



June 29, 2021

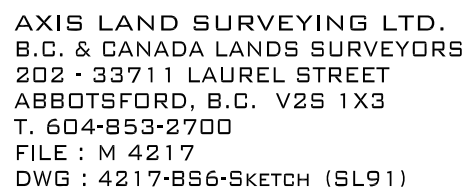
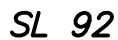


AXIS LAND SURVEYING LTD.
B.C. & CANADA LANDS SURVEYORS
202 - 33711 LAUREL STREET
ABBOTSFORD, B.C. V2S 1X3
T. 604-853-2700
FILE : M 4217
DWG : 4217-BS6-SKETCH (SL90)

0 5 10 15 25 50 75

DISTANCES ARE IN METRES

SL DENOTES STRATA LOT
ha DENOTES HECTARES
© DENOTES COMMON PROPERTY



June 29, 2021

**SKETCH OF STRATA LOT 92
DISTRICT LOT 2247 GROUP 1
NWD STRATA PLAN BCS3916**

0 5 10 15 25 50 75



SCALE 1 : 750

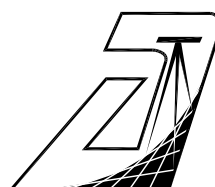
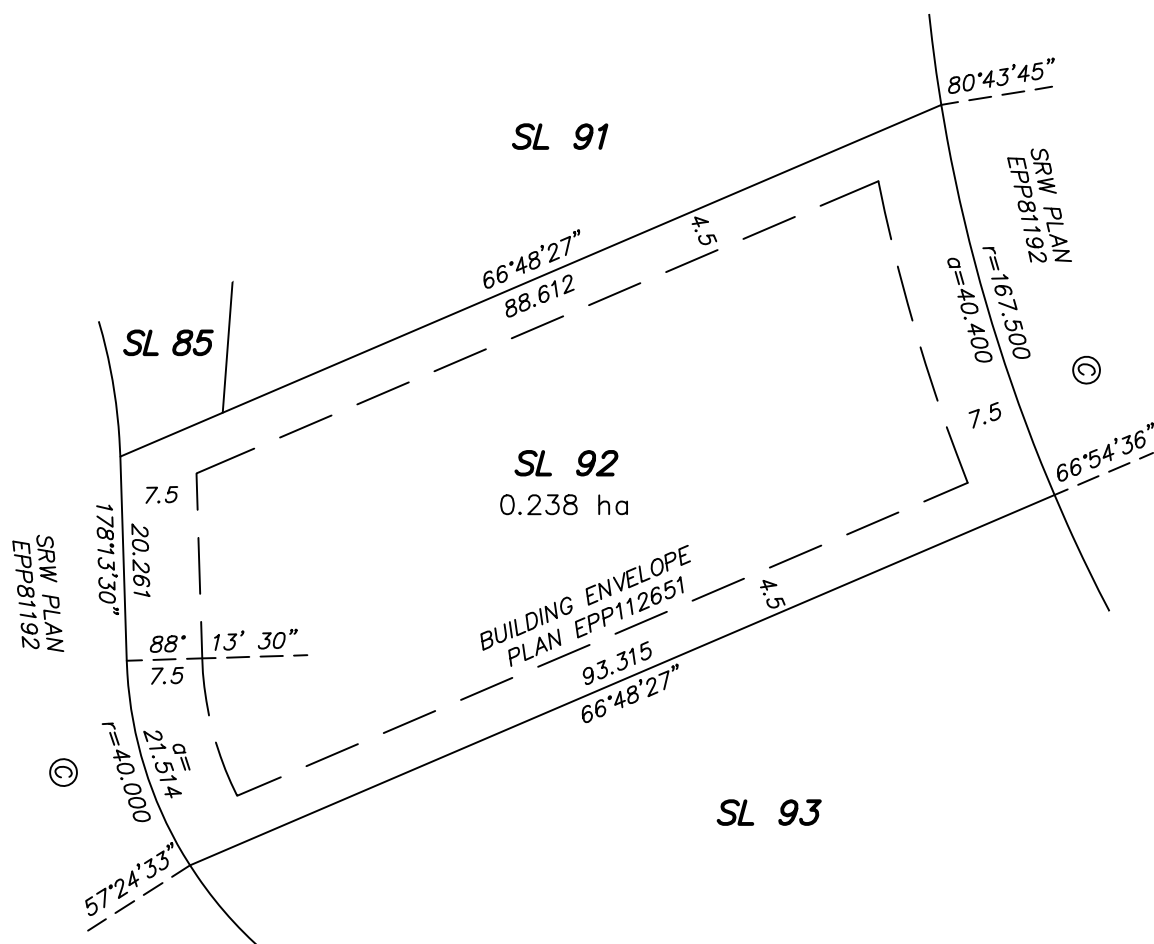
DISTANCES ARE IN METRES

LEGEND

SL DENOTES STRATA LOT

ha DENOTES HECTARES

© DENOTES COMMON PROPERTY



AXIS LAND SURVEYING LTD.
B.C. & CANADA LANDS SURVEYORS
202 - 33711 LAUREL STREET
ABBOTSFORD, B.C. V2S 1X3
T. 604-853-2700
FILE : M 4217
DWG : 4217-BS6-SKETCH (SL92)

June 29, 2021

**SKETCH OF STRATA LOT 93
DISTRICT LOT 2247 GROUP 1
NWD STRATA PLAN BCS3916**

0 5 10 15 25 50 75



SCALE 1 : 750

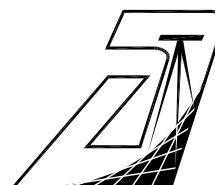
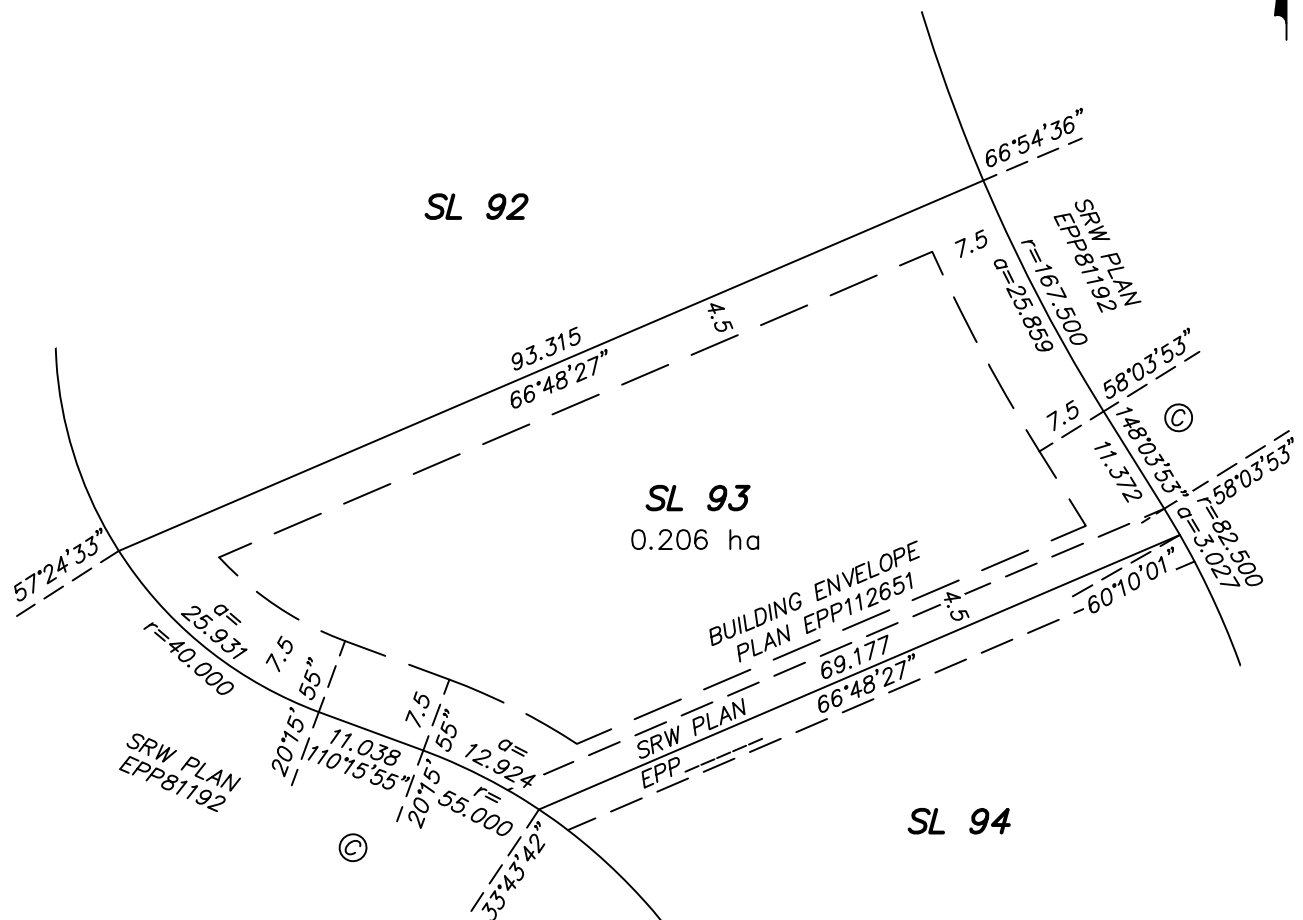
DISTANCES ARE IN METRES

LEGEND

SL DENOTES STRATA LOT

ha DENOTES HECTARES

© DENOTES COMMON PROPERTY



AXIS LAND SURVEYING LTD.
B.C. & CANADA LANDS SURVEYORS
202 - 33711 LAUREL STREET
ABBOTSFORD, B.C. V2S 1X3
T. 604-853-2700
FILE : M 4217
DWG : 4217-BS6-SKETCH (SL93)

July 8, 2021

**SKETCH OF STRATA LOT 94
DISTRICT LOT 2247 GROUP 1
NWD STRATA PLAN BCS3916**

0 5 10 15 25 50 75



SCALE 1 : 750

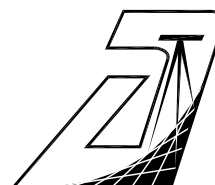
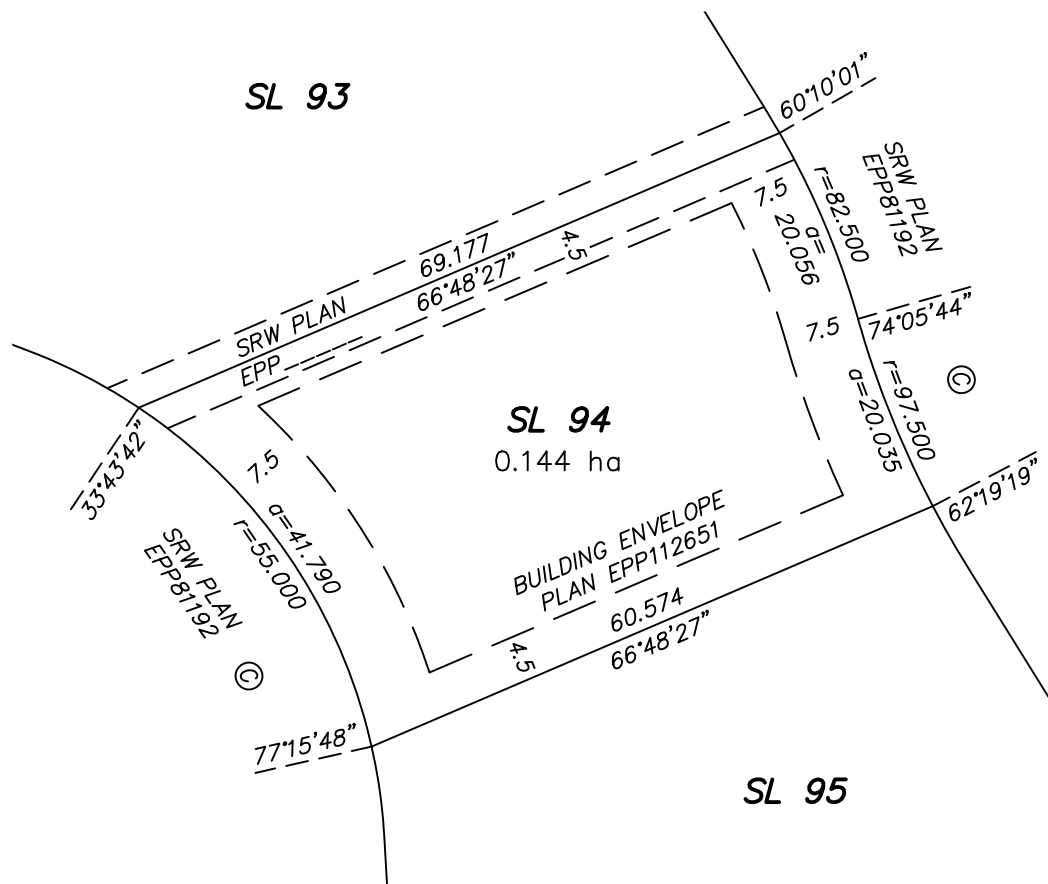
DISTANCES ARE IN METRES

LEGEND

SL DENOTES STRATA LOT

ha DENOTES HECTARES

© DENOTES COMMON PROPERTY



AXIS LAND SURVEYING LTD.
B.C. & CANADA LANDS SURVEYORS
202 - 33711 LAUREL STREET
ABBOTSFORD, B.C. V2S 1X3
T. 604-853-2700
FILE : M 4217
DWG : 4217-BS6-SKETCH (SL94)

July 8, 2021

**SKETCH OF STRATA LOT 95
DISTRICT LOT 2247 GROUP 1
NWD STRATA PLAN BCS3916**

0 5 10 15 25 50 75



SCALE 1 : 750

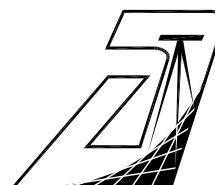
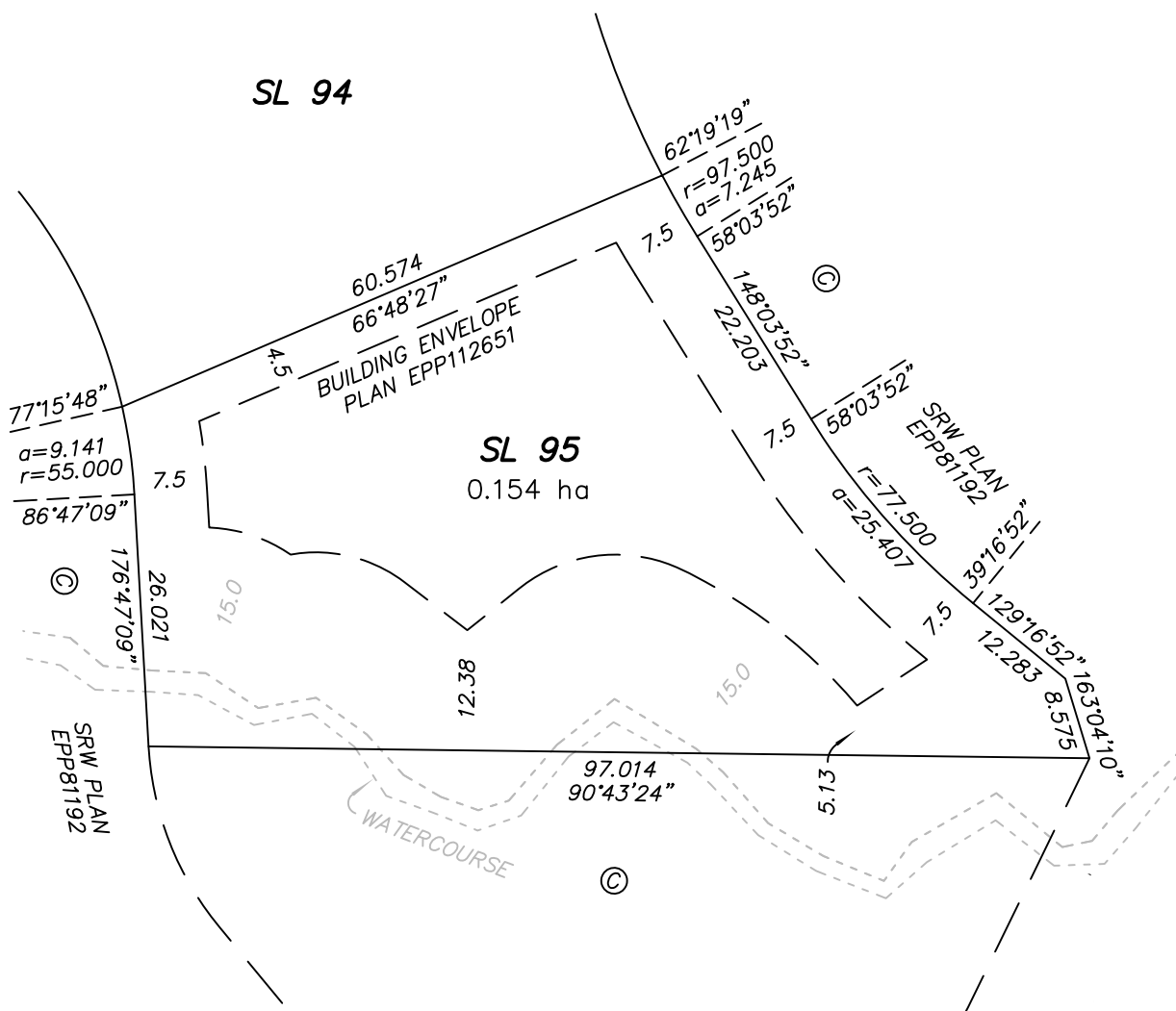
DISTANCES ARE IN METRES

LEGEND

SL DENOTES STRATA LOT

ha DENOTES HECTARES

© DENOTES COMMON PROPERTY



AXIS LAND SURVEYING LTD.
B.C. & CANADA LANDS SURVEYORS
202 - 33711 LAUREL STREET
ABBOTSFORD, B.C. V2S 1X3
T. 604-853-2700
FILE : M 4217
DWG : 4217-BS6-SKETCH (SL95)

June 29, 2021

**SKETCH OF STRATA LOT 96
DISTRICT LOT 2247 GROUP 1
NWD STRATA PLAN BCS3916**

0 25 50 75 100 125



SCALE 1 : 1250

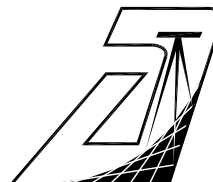
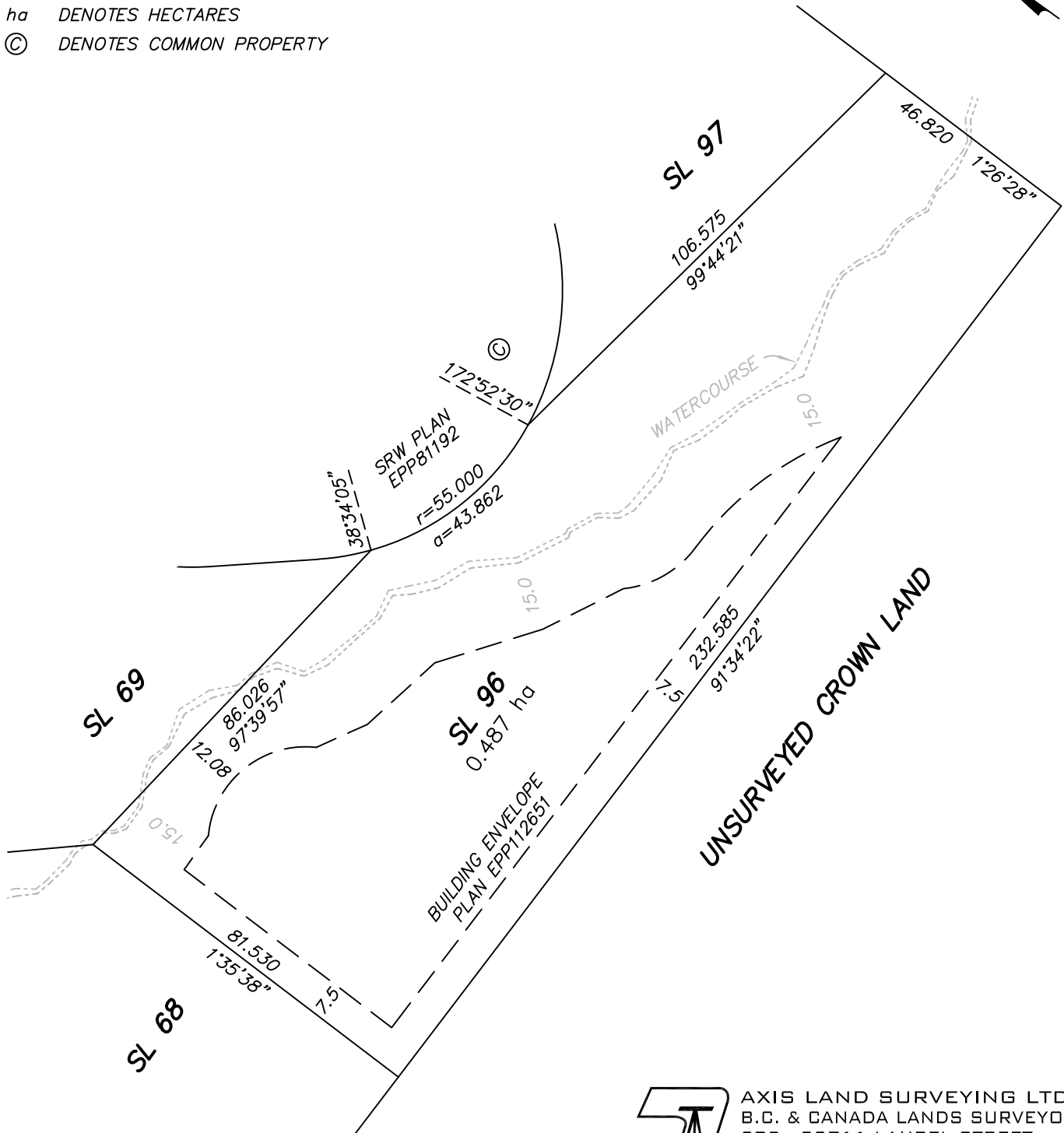
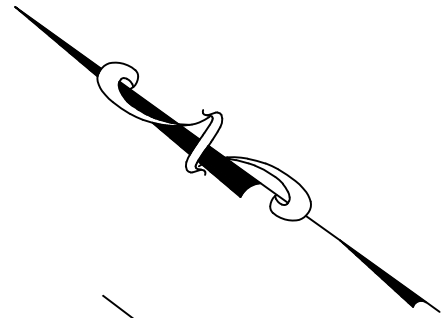
DISTANCES ARE IN METRES

LEGEND

SL DENOTES STRATA LOT

ha DENOTES HECTARES

© DENOTES COMMON PROPERTY



AXIS LAND SURVEYING LTD.
B.C. & CANADA LANDS SURVEYORS
202 - 33711 LAUREL STREET
ABBOTSFORD, B.C. V2S 1X3
T. 604-853-2700
FILE : M 4217
DWG : 4217-BS6-SKETCH (SL96)

June 29, 2021

**SKETCH OF STRATA LOT 97
DISTRICT LOT 2247 GROUP 1
NWD STRATA PLAN BCS3916**

0 25 50 75 100 125



SCALE 1 : 1250

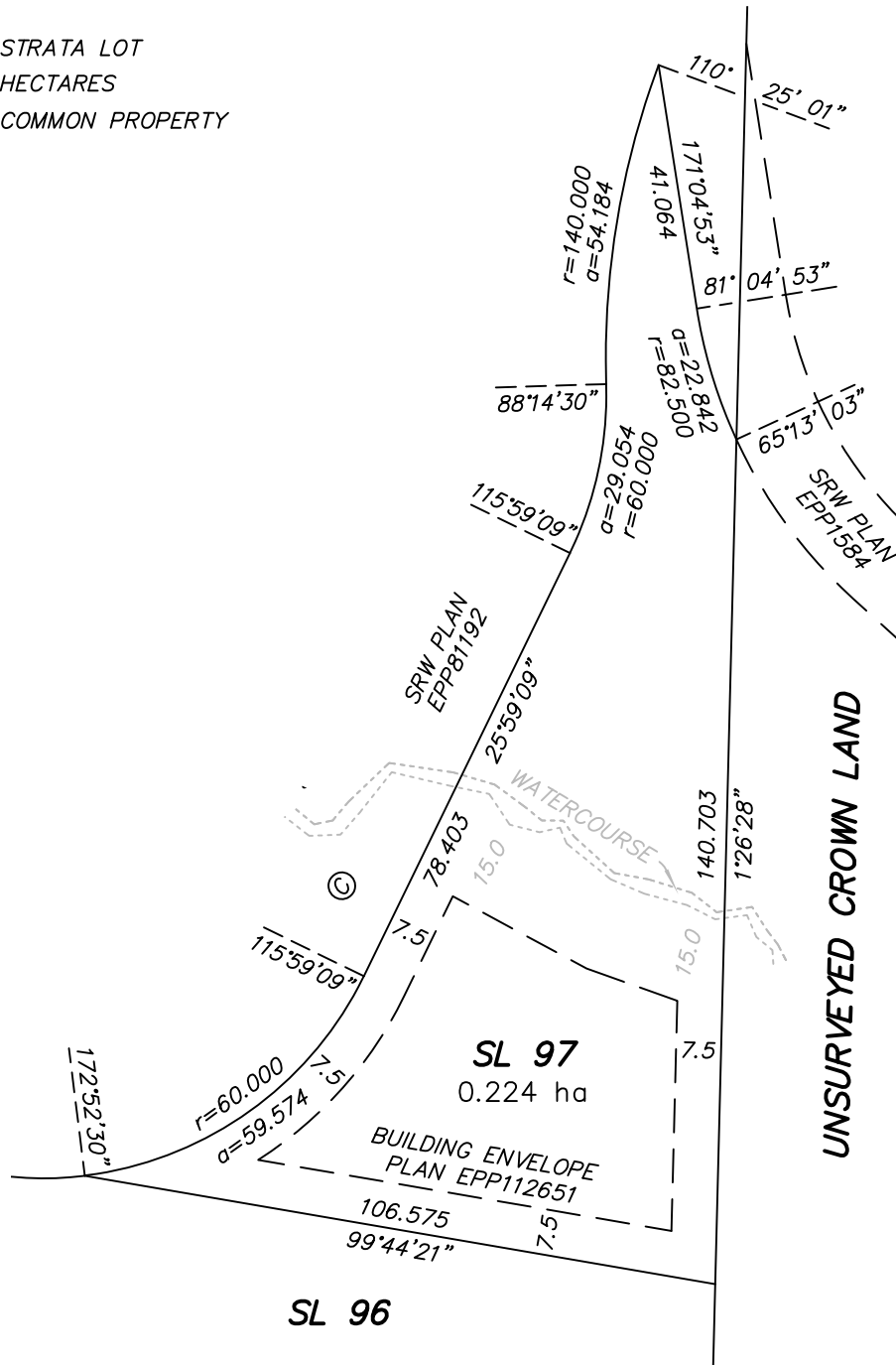
DISTANCES ARE IN METRES

LEGEND

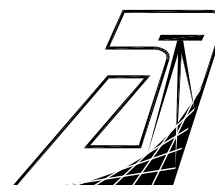
SL DENOTES STRATA LOT

ha DENOTES HECTARES

© DENOTES COMMON PROPERTY



UNSURVEYED CROWN LAND



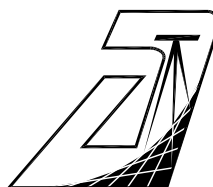
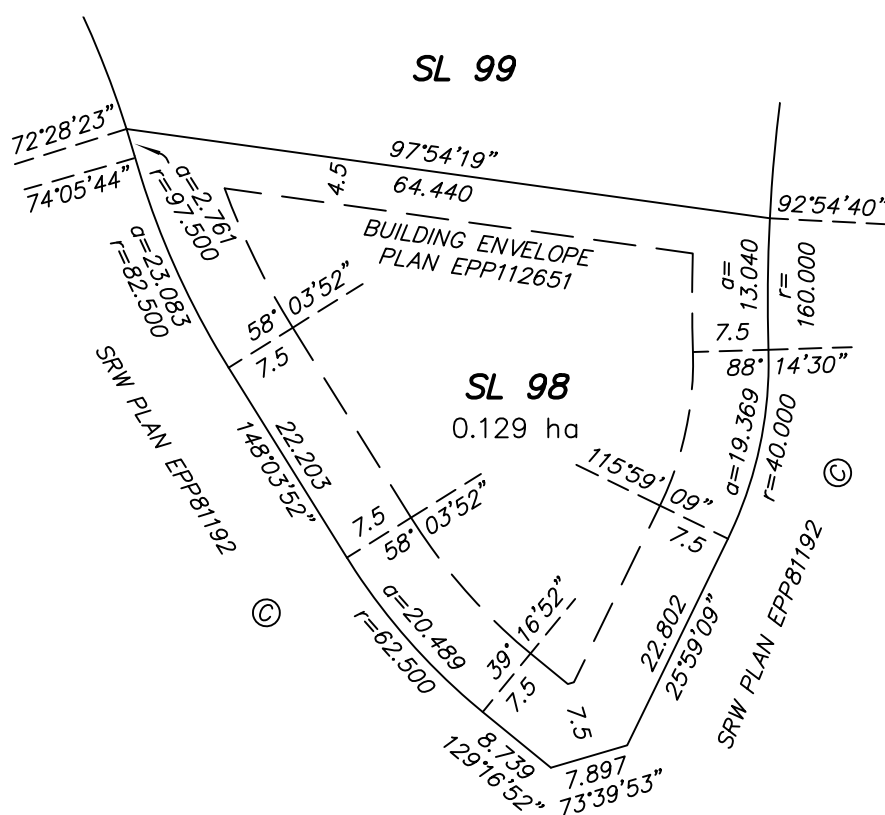
AXIS LAND SURVEYING LTD.
B.C. & CANADA LANDS SURVEYORS
202 - 33711 LAUREL STREET
ABBOTSFORD, B.C. V2S 1X3
T. 604-853-2700
FILE : M 4217
DWG : 4217-BS6-SKETCH (SL97)

June 29, 2021

0 5 10 15 25 50 75

DISTANCES ARE IN METRES

SL DENOTES STRATA LOT
ha DENOTES HECTARES
© DENOTES COMMON PROPERTY



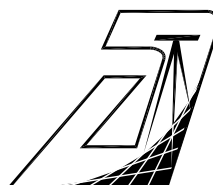
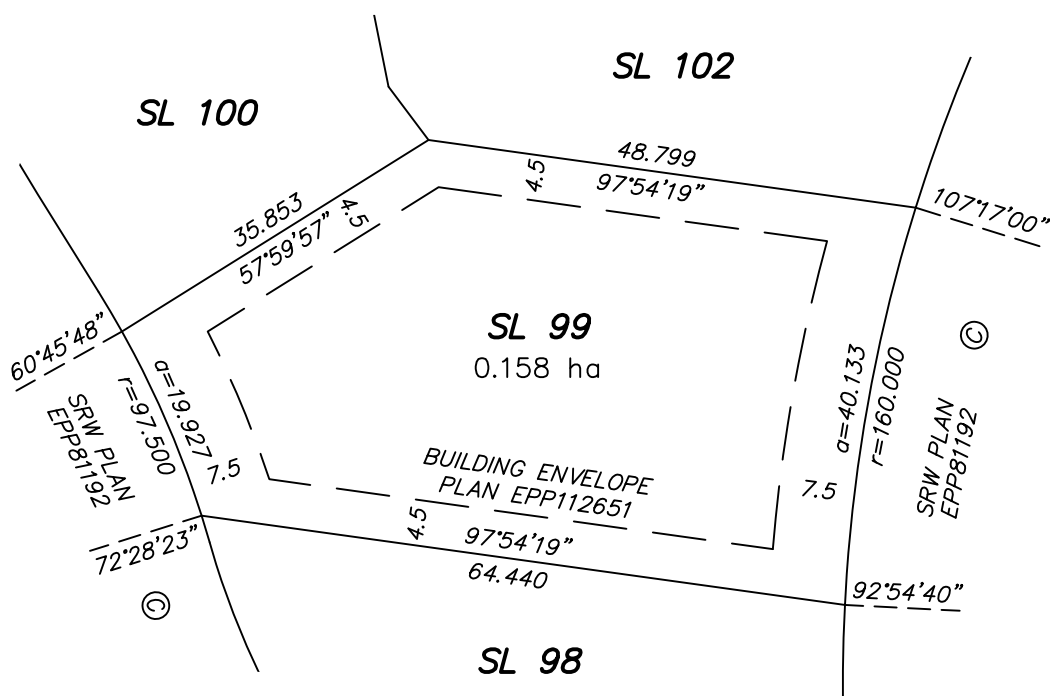
AXIS LAND SURVEYING LTD.
B.C. & CANADA LANDS SURVEYORS
202 - 33711 LAUREL STREET
ABBOTSFORD, B.C. V2S 1X3
T. 604-853-2700
FILE : M 4217
DWG : 4217-B56-SKETCH (SL98)

June 29, 2021

0 5 10 15 25 50 75

DISTANCES ARE IN METRES

SL DENOTES STRATA LOT
ha DENOTES HECTARES
© DENOTES COMMON PROPERTY



June 29, 2021

**SKETCH OF STRATA LOT 100
DISTRICT LOT 2247 GROUP 1
NWD STRATA PLAN BCS3916**

0 5 10 15 25 50 75



SCALE 1 : 750

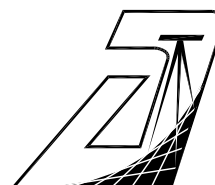
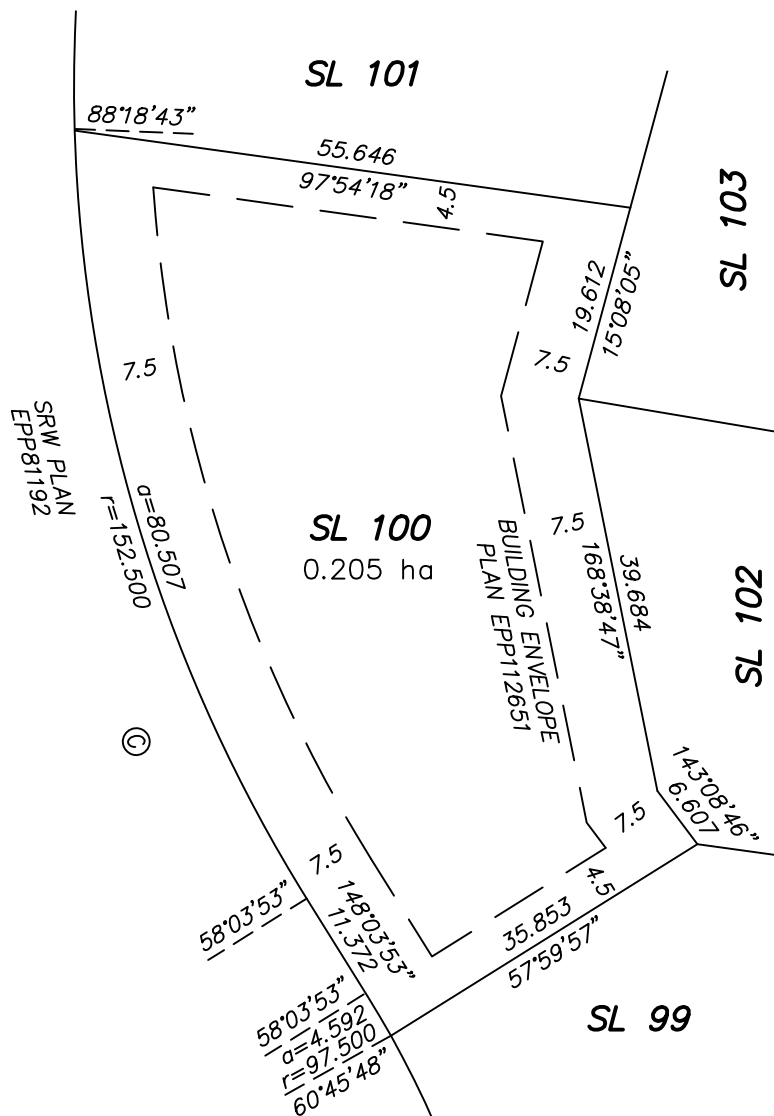
DISTANCES ARE IN METRES

LEGEND

SL DENOTES STRATA LOT

ha DENOTES HECTARES

© DENOTES COMMON PROPERTY



AXIS LAND SURVEYING LTD.
B.C. & CANADA LANDS SURVEYORS
202 - 33711 LAUREL STREET
ABBOTSFORD, B.C. V2S 1X3
T. 604-853-2700
FILE : M 4217
DWG : 4217-BS6-SKETCH (SL100)

June 29, 2021

**SKETCH OF STRATA LOT 101
DISTRICT LOT 2247 GROUP 1
NWD STRATA PLAN BCS3916**

0 5 10 15 25 50 75



SCALE 1 : 750

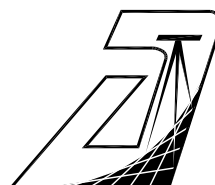
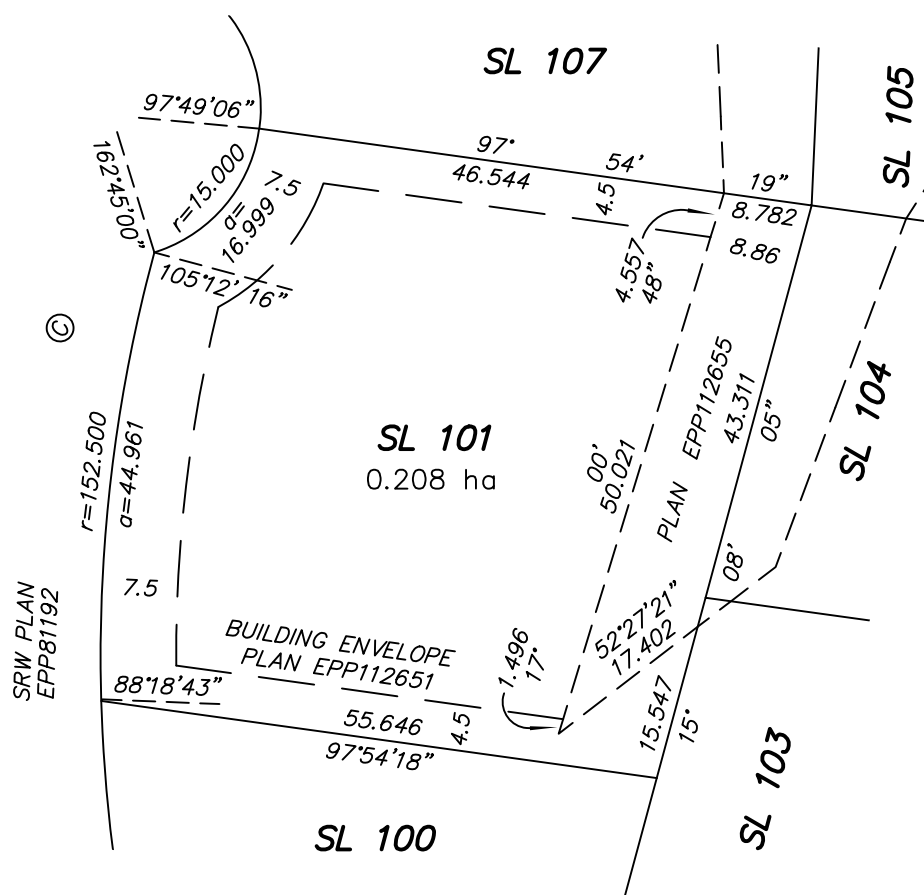
DISTANCES ARE IN METRES

LEGEND

SL DENOTES STRATA LOT

ha DENOTES HECTARES

© DENOTES COMMON PROPERTY



AXIS LAND SURVEYING LTD.
B.C. & CANADA LANDS SURVEYORS
202 - 33711 LAUREL STREET
ABBOTSFORD, B.C. V2S 1X3
T. 604-853-2700
FILE : M 4217
DWG : 4217-BS6-SKETCH (SL101)

June 29, 2021

**SKETCH OF STRATA LOT 102
DISTRICT LOT 2247 GROUP 1
NWD STRATA PLAN BCS3916**

0 5 10 15 25 50 75



SCALE 1 : 750

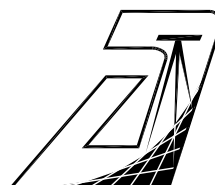
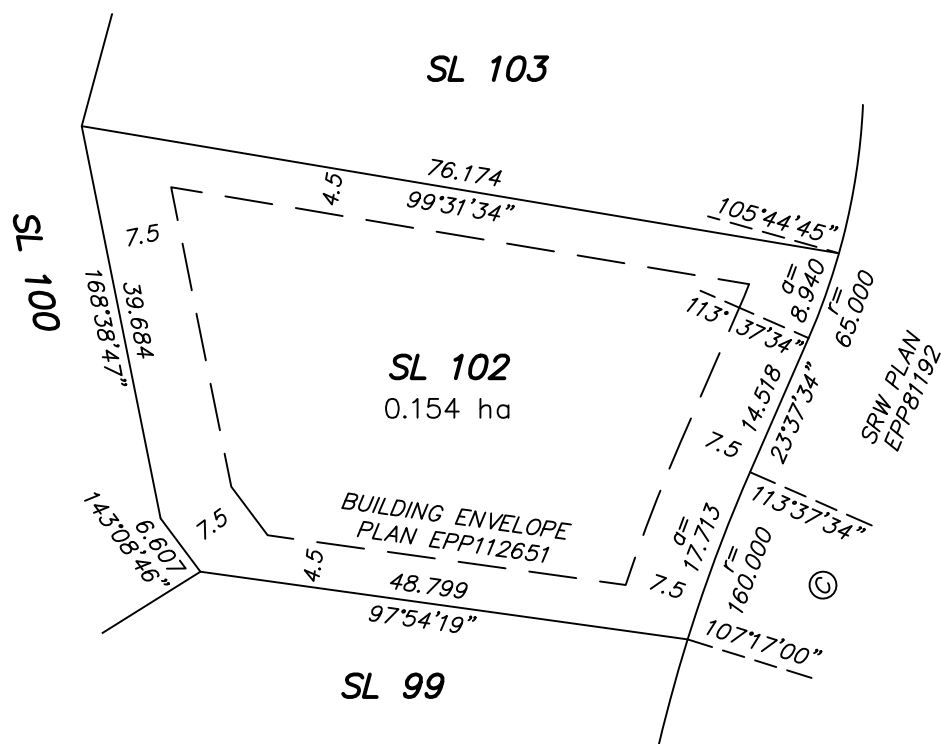
DISTANCES ARE IN METRES

LEGEND

SL DENOTES STRATA LOT

ha DENOTES HECTARES

© DENOTES COMMON PROPERTY



AXIS LAND SURVEYING LTD.
B.C. & CANADA LANDS SURVEYORS
202 - 33711 LAUREL STREET
ABBOTSFORD, B.C. V2S 1X3
T. 604-853-2700
FILE : M 4217
DWG : 4217-BS6-SKETCH (SL102)

June 29, 2021

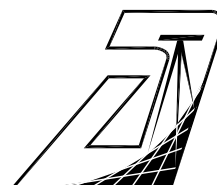
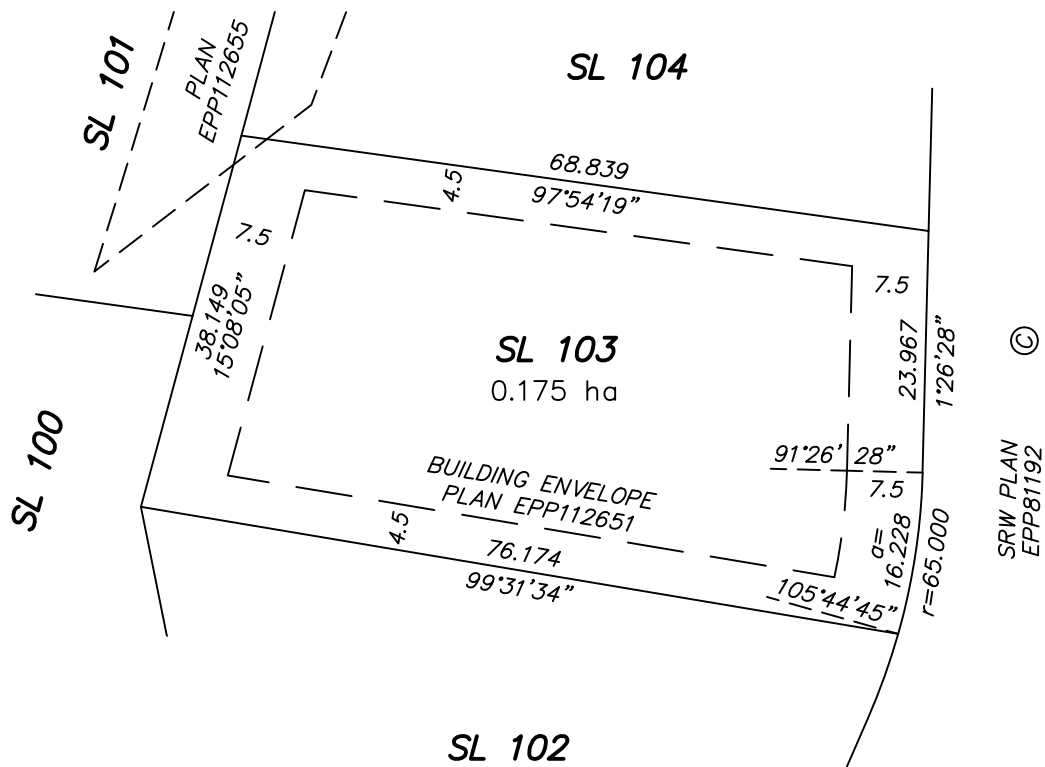
**SKETCH OF STRATA LOT 103
DISTRICT LOT 2247 GROUP 1
NWD STRATA PLAN BCS3916**

0 5 10 15 25 50 75

SCALE 1 : 750 DISTANCES ARE IN METRES

LEGEND

- SL DENOTES STRATA LOT
ha DENOTES HECTARES
© DENOTES COMMON PROPERTY



AXIS LAND SURVEYING LTD.
B.C. & CANADA LANDS SURVEYORS
202 - 33711 LAUREL STREET
ABBOTSFORD, B.C. V2S 1X3
T. 604-853-2700
FILE : M 4217
DWG : 4217-BS6-SKETCH (SL103)

June 29, 2021

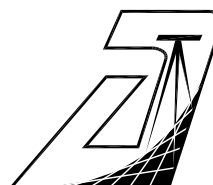
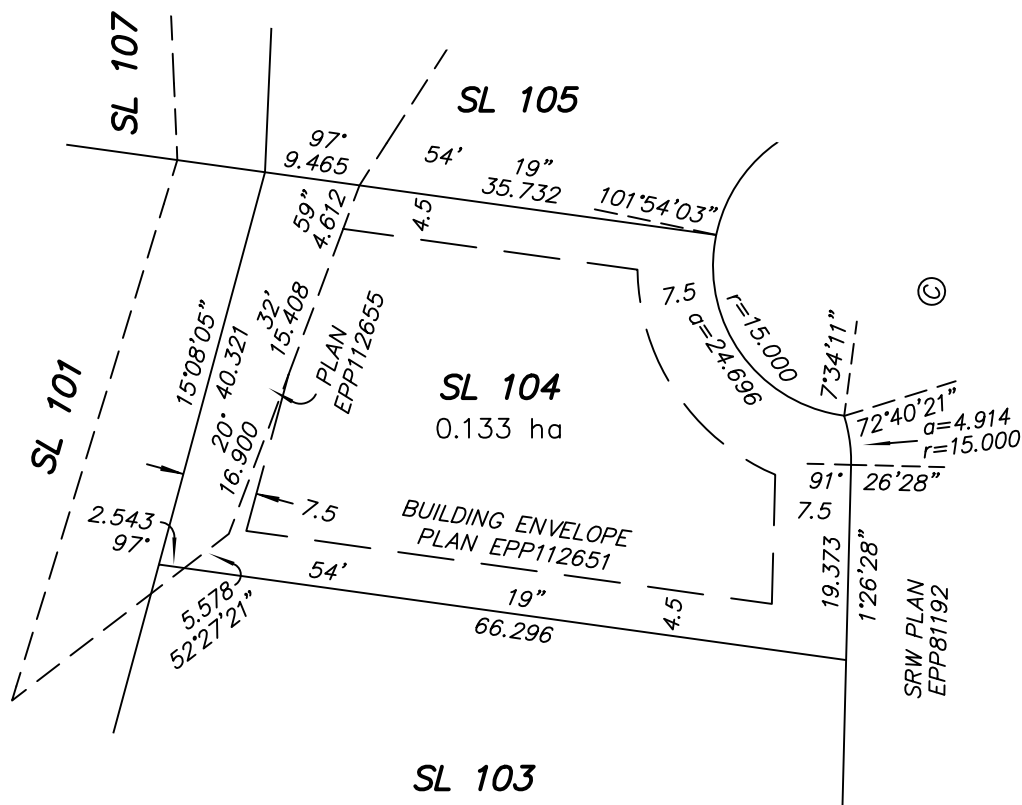
**SKETCH OF STRATA LOT 104
DISTRICT LOT 2247 GROUP 1
NWD STRATA PLAN BCS3916**

0 5 10 15 25 50 75

SCALE 1 : 750 DISTANCES ARE IN METRES

LEGEND

- SL DENOTES STRATA LOT
ha DENOTES HECTARES
© DENOTES COMMON PROPERTY



AXIS LAND SURVEYING LTD.
B.C. & CANADA LANDS SURVEYORS
202 - 33711 LAUREL STREET
ABBOTSFORD, B.C. V2S 1X3
T. 604-853-2700
FILE : M 4217
DWG : 4217-BS6-SKETCH (SL104)

June 29, 2021

**SKETCH OF STRATA LOT 105
DISTRICT LOT 2247 GROUP 1
NWD STRATA PLAN BCS3916**

0 5 10 15 25 50 75



SCALE 1 : 750

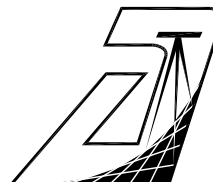
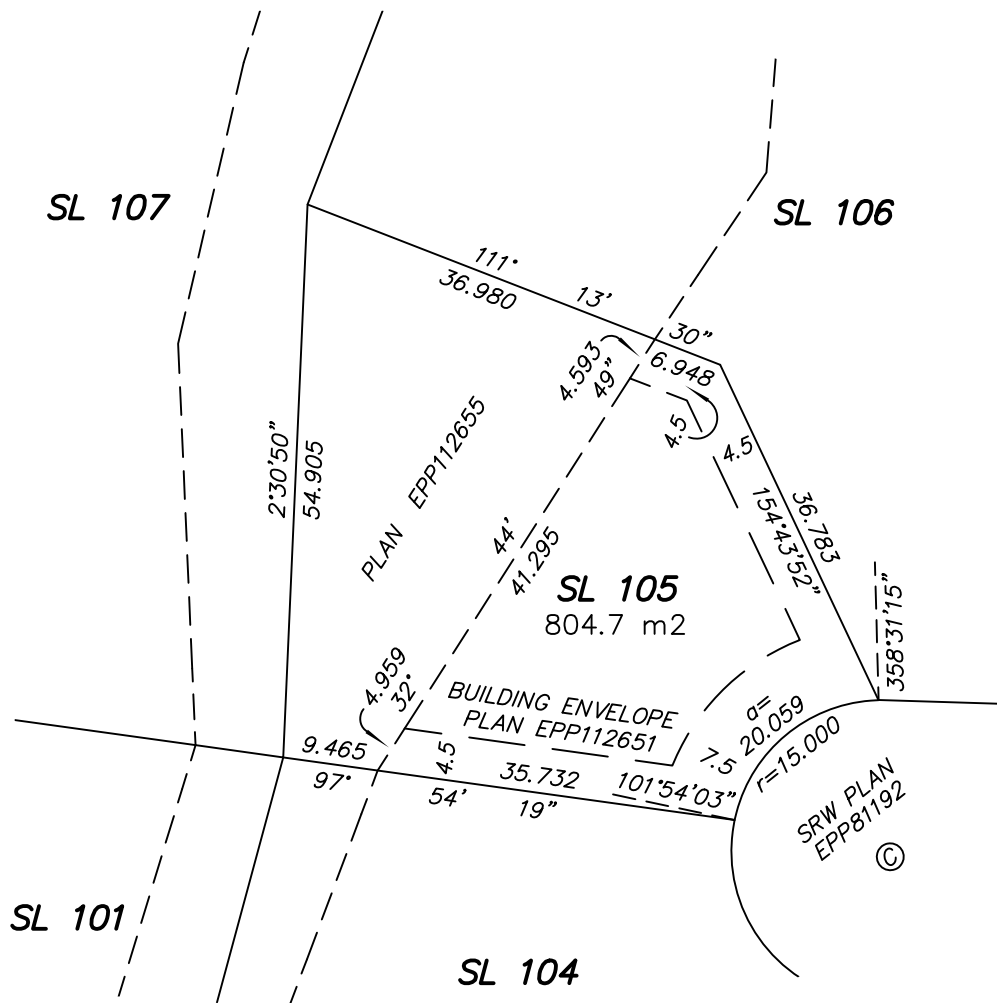
DISTANCES ARE IN METRES

LEGEND

SL DENOTES STRATA LOT

ha DENOTES HECTARES

© DENOTES COMMON PROPERTY



AXIS LAND SURVEYING LTD.
B.C. & CANADA LANDS SURVEYORS
202 - 33711 LAUREL STREET
ABBOTSFORD, B.C. V2S 1X3
T. 604-853-2700
FILE : M 4217
DWG : 4217-BS6-SKETCH (SL105)

June 29, 2021

**SKETCH OF STRATA LOT 106
DISTRICT LOT 2247 GROUP 1
NWD STRATA PLAN BCS3916**

0 25 50 75 100 125



SCALE 1 : 1250

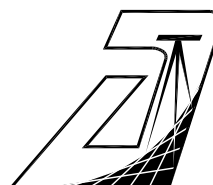
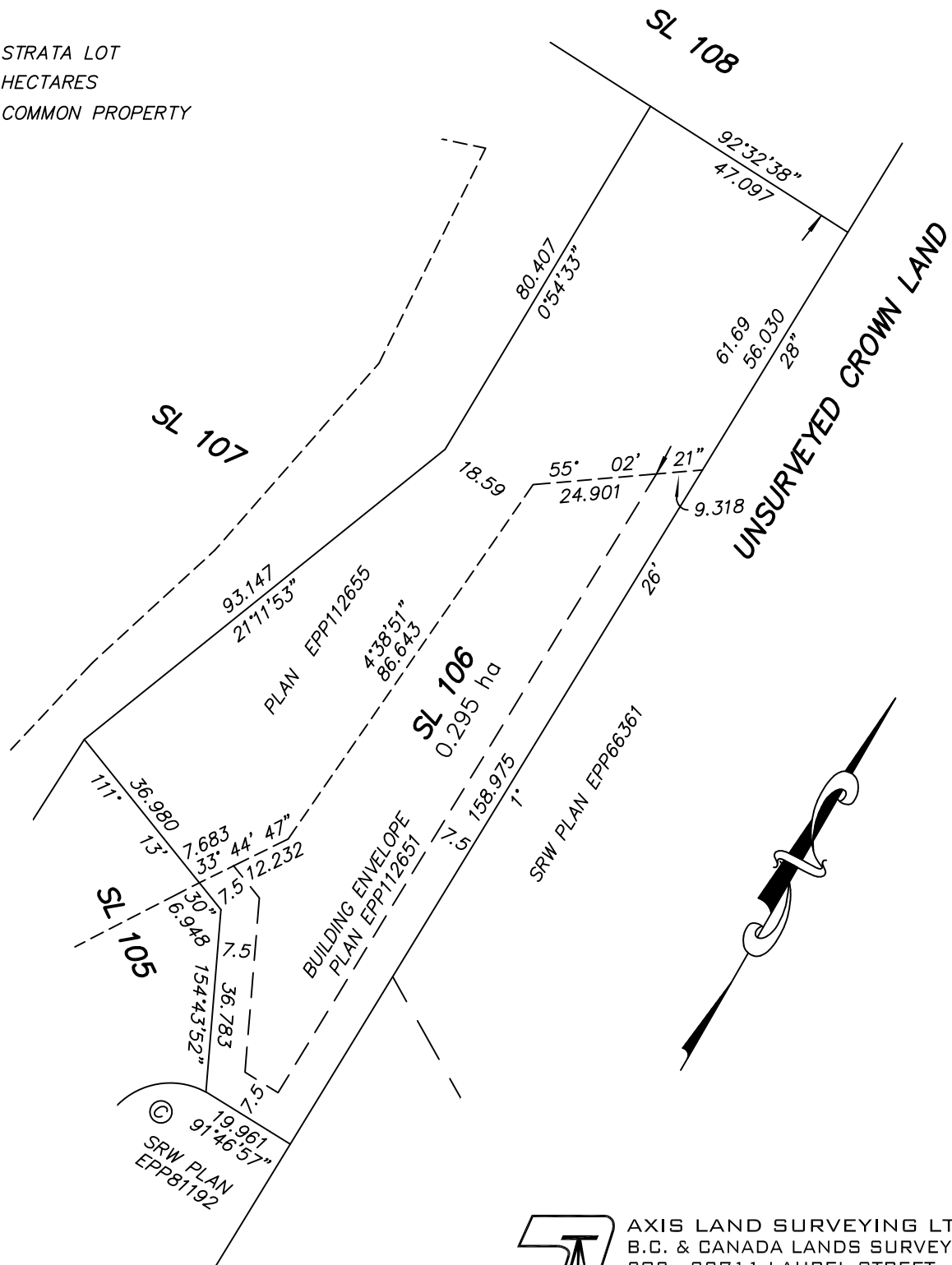
DISTANCES ARE IN METRES

LEGEND

SL DENOTES STRATA LOT

ha DENOTES HECTARES

© DENOTES COMMON PROPERTY



AXIS LAND SURVEYING LTD.
B.C. & CANADA LANDS SURVEYORS
202 - 33711 LAUREL STREET
ABBOTSFORD, B.C. V2S 1X3
T. 604-853-2700
FILE : M 4217
DWG : 4217-BS6-SKETCH (SL106)

June 29, 2021

0	25	50	75	100	125
---	----	----	----	-----	-----

DISTANCES ARE IN METRES

SL DENOTES STRATA LOT
ha DENOTES HECTARES
© DENOTES COMMON PROPERTY



AXIS LAND SURVEYING LTD.
B.C. & CANADA LANDS SURVEYORS
202 - 33711 LAUREL STREET
ABBOTSFORD, B.C. V2S 1X3
T. 604-853-2700
FILE : M 4217
DWG : 4217-BS6-SKETCH (SL107)

June 29, 2021

EXHIBIT "R"

**LAND TITLE ACT
FORM 35
(SECTION 220)**

DECLARATION OF BUILDING SCHEME

NATURE OF INTEREST: CHARGE:

HEREWITH FEE OF \$5

Building Scheme

FULL NAME, ADDRESS,
TELEPHONE NUMBER OF PERSON
PRESENTING APPLICATION:

Lynn Ramsay Q.C.
Barrister & Solicitor
Miller Thomson LLP
400, 725 Granville Street
Vancouver, B.C. V7Y 1G5 (687-2242)

File No 54355.5166

LTO Client No 010437

Lynn Ramsay Q.C.

ADDRESS OF PERSON ENTITLED TO APPLY TO
REGISTER THIS BUILDING SCHEME:

28165 Yukon Inc. (Incorporation No. 57097A), of
5403 Buckingham Avenue, Burnaby, B.C. V5E 1Z9
("Yukon")

28165 Yukon Inc. (Incorporation No. 57097A) hereby declares that:

1. We are the registered owner in fee simple of the following lands (collectively, the "Lots" and individually, a "Lot"):

Strata Lots ____ to ____
District Lot 2247, Group 1,
New Westminster District,
Strata Plan BCS3916
2. We hereby create a building scheme relating to the Lots.
3. A sale of any of the Lots is subject to the restrictions enumerated in the schedule attached or annexed hereto.
4. The restrictions shall be for the benefit of the Lots, provided however, that we reserve the right to exempt any Lot remaining undisposed of by us from all or any of the restrictions and benefits.

- 2 -

Officer Signatures

Execution Date

Transferor(s) Signatures

Y	M	D
18		

28165 YUKON INC., by its
authorized signatory:

Name: _____

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

33464320.1 August 20, 2018 - 3:22 PM

34383247.1 September 28, 2018 - 11:47 AM

CONSENT AND PRIORITY AGREEMENT OF CHARGE HOLDER

We, **MOUNTAIN ADVENTURE LTD.** (a corporation incorporated under the laws of Netherlands) having an office at Lyford Financial Centre #2, P.O. Box AP-59223, Nassau, Bahamas, the holder of the following registered charges, consent to the registration of the above Declaration of Building Scheme and agree that it shall have priority over our respective charges.

EXECUTION(S):

Officer Signatures	Execution Date	Transferor(s) Signatures						
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 10px;"/>	<table border="1" style="border-collapse: collapse; width: 100%;"> <thead> <tr> <th style="width: 33.33%; text-align: center;">Y</th> <th style="width: 33.33%; text-align: center;">M</th> <th style="width: 33.33%; text-align: center;">D</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; vertical-align: top;">18</td> <td></td> <td></td> </tr> </tbody> </table>	Y	M	D	18			<p>MOUNTAIN ADVENTURE LTD., by its authorized signatory:</p> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 10px;"/> <p>As to Mortgage BB1186415 and Assignment of Rents BB1186416</p>
Y	M	D						
18								

(as to execution by Mountain Adventure Ltd.)

OFFICER CERTIFICATION

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

33464320.1 August 20, 2018 - 3:22 PM

34383247.1 September 28, 2018 - 11:47 AM

SCHEDULE OF RESTRICTIONS

1. For the purpose hereof and for the schedules attached hereto, the following words and phrases will have the following meanings:
 - (a) "Approving Agent" means 877103 B.C. Ltd.
 - (b) "Architectural Design Guidelines" means architectural design guidelines for the Lots as described on Schedule A; "Co-ordinating Architect" means a registered architect appointed and retained by the Approving Agent;
 - (c) "Improvement" means any building or structure (including landscaping) constructed or installed on the Lands;
 - (d) "Landscaping Architect" means a registered landscape architect appointed and retained by the Approving Agent;
 - (e) "Owners" means the persons registered in the Land Title Office from time to time as the owners of the Lots;
 - (f) "Plans and Specifications" means the plans and specifications described in Subsection 2(a) and approved by the Approving Agent in accordance with the provisions of this building scheme;
 - (g) "Regional District" means Squamish-Lillooet Regional District, presently located at 1350 Aster Street, Pemberton, B.C., V0N 2L0, or other local government or agency thereof having jurisdiction;
 - (h) "SLRD" means the Squamish-Lillooet Regional District;
 - (i) "Wildfire Protection Guidelines Check List" means the check list included in Appendix B together with any amendments to the checklist as may be suggested by the Regional District from time to time
 - (j) "Wildfire Protection Guidelines" means the guidelines attached as Appendix B together with any amendments to those guidelines as may be suggested by the Regional District from time to time.
2. No person will apply for development approval or building permit with respect to a Lot, or commence construction or installation of any Improvements on a Lot (including site clearing or other site preparation, excavation, construction or landscaping) without first:
 - (a) providing the Approving Agent with reasonably detailed plans and specifications of the Improvements (including a landscape plan) and such further and other plans, specifications, samples or other materials as the Approving Agent may reasonably require The Plans and Specifications must meet the requirements of the Squamish-Lillooet Regional District zoning bylaws and the current applicable building Code;
 - (b) receiving written approval of the Plans and Specifications from the Co-ordinating Architect;

33464320.1 August 20, 2018 - 3:22 PM

- 2 -

- (c) receiving written approval of the landscape plans related to the Improvements and comprising part of the Plans and Specifications from the Landscape Architect;
 - (d) receiving the written approval of the Plans and Specifications and the Wildfire Check List by the Approving Agent;
 - (e) providing the Agent with a completed Wildfire Protection Guidelines Checklist ;
 - (f) providing the information necessary to demonstrate how the development will implement the Wildfire Protection Guidelines
3. The approval of the Approving Agent of any Plans and Specifications will not be unreasonably withheld or delayed if the Plans and Specifications meet the requirements of the Architectural Design Guidelines and the application for such approval complies with all the requirements herein. To determine whether or not any Plans and Specifications meet the requirements of the Architectural Design Guideline and the Wildfire Protection Guidelines and whether the application complies with all the requirements herein the Approving Agent may consult with a registered professional architect, landscape architect or biologist as appropriate for professional advice on the best way to satisfy the requirements of this building scheme.
4. After a person commences construction of any Improvements on a Lot upon complying with the requirements set out herein, such person shall not discontinue the construction of such Improvements until the same are completed in all respects in accordance with the requirements set out herein, provided however that such person will not be in breach of his or her obligations in this Section or any Agreement with the Approving Agent if construction is interrupted by reason of strike, lockout, labour dispute, act of God, inability to obtain labour or materials or both, enemy or hostile action, civil commotion, fire or other casualty provided that such person takes steps as are available to it to minimize the effect of such occurrence and diligently recommences construction after each such occurrence.
5. Following the approval of the Plans and Specification, no construction of Improvements will be commenced or carried out on the Lots except:
- (a) in accordance with the Plans and Specifications The Plans and Specifications must meet the requirements of the Squamish-Lillooet Regional District zoning bylaws and the current applicable building Code ;
 - (b) in compliance with the Architectural Design Guidelines;
 - (c) in compliance with the Wildfire Protection Guidelines; and
 - (d) in compliance with the requirements of the Squamish-Lillooet Regional District zoning bylaws and regulations and the current applicable building code
 - (e) in compliance with a building permit issued by the Squamish-Lillooet Regional District.. The owner of the lot must obtain a building permit for the construction of improvements set forth in the Plans and Specifications.
6. The Approving Agent or a designated representative of the Approving Agent may at any time, without notice during regular business hours, enter onto the Lots for the purpose of

33464320.1 August 20, 2018 - 3:22 PM

34383247.1 September 28, 2018 - 11:47 AM

- 3 -

determining compliance with and enforcing the provisions of this statutory building scheme.

7. No Lot shall be used except in compliance with the following restrictions:
 - (a) no house trailer, travel trailer, mobile home camper, recreational vehicle or similar vehicle or structure designed for or capable of providing overnight accommodations, by whatever name called, no unlicensed vehicles and no commercial trucks, boats or machinery are permitted to be located, kept or stored on any Lot except within enclosed roofed buildings or garages or an area with adequate screening approved by the Approving Agent;
 - (b) no temporary structures, trailers or residences shall be permitted on any Lot except for use during a period of construction, which period shall not exceed one (1) year, without the approval of the Approving Agent.
8. The provisions hereof will be in addition to, but not in substitution for, any generally applicable laws, ordinances, rules, regulations and orders of the governmental authorities applicable to the Lots.
9. If any provision or provisions herein contained are found by any Court of competent jurisdiction to be illegal, invalid or for any reason unenforceable or void, then such provision or provisions will be considered severed from this statutory building scheme and the rest of the statutory building scheme will be unaffected by such provision or provisions.
10. No person who is the Owner of any Lot will be liable for a breach of any of the provisions hereof if such breach arises after such person ceased to be the Owner of such Lot.
11. The provisions hereof will run with and bind all of the Lands and every portion thereof and render the Owner, each purchaser, lessee, sub-lessee and occupant of any Lot or any portion thereof subject to the restrictions herein set out and confer on them the benefits herein set out.
12. This building scheme will expire 25 years after the date of its registration in the Land Title Office or on notice from the Approving Agent that the Lands have completed initial build-out, whichever is later, and thereafter the provisions hereof will be of no force and effect.

33464320.1 August 20, 2018 - 3:22 PM

34383247.1 September 28, 2018 - 11:47 AM

SCHEDULE A
ARCHITECTURAL DESIGN GUIDE LINES
WEDGE WOODS SINGLE FAMILY LOTS

1. MASSING AND FORM

1.1 Building massing should have the appearance of being contained. Design techniques should include a variety of roof lines, stepping the building both vertically and horizontally, letting the site influence the building form, scale and character. Variation in roof lines will encourage vaulted ceilings to provide higher interior ceilings within the context of the building theme

1.2 Building form must respond to the natural constraints of the Lot. The development must also consider the safe storage of snow without impeding the accessibility to the dwelling on the Lot.

2. NO REPETITION OF BUILDING DESIGN

2.1 No building design can be repeated within a three lot radius.

3. DRIVEWAYS AND GARAGES

3.1 Driveways and garages should not form the main element facing the street and must minimize environmental impact. All driveways must comply with Regional District grade requirements.

4. ROOFS

4.1 Architectural form of the roof is very important in establishing the building character and snow management. A unified composition of sloped roofs is preferred. Snow shedding should be calculated to ensure protection of pedestrian and vehicular ways, flat areas and impact onto other roof components and decks.

4.2 Roof pitch should generally not be more than 12V:12H.

4.3 Roof types that are not permitted include mansard, false mansard, and domed roofs.

4.4 Roof overhangs are encouraged because they protect walls, doors and windows from snow and rain.

4.5 Roofing materials should complement the treed nature of the site and therefore fire retardant high quality wood shingles or shakes or similar appearing products are preferred. Composite slate and architectural shingle materials will be considered if they maintain the stability and aesthetic integrity and three dimensional character. Standard asphalt shingles will not be acceptable. Metal roofs may be considered but only in earth tone or natural colours and the profile and seam pattern must be acceptable to the Approving Agent.

33464320.1 August 20, 2018 - 3:22 PM

34383247.1 September 28, 2018 - 11:47 AM

- 2 -

4.6 Architectural roof appurtenances such as dormers, clerestories, skylights, chimneys, gables and eave details can create an enhanced roofscape and interesting interior spaces. Their placement is encouraged but should be used in a manner so that confusion and excessive decoration is avoided.

4.7 Ornamental roof appurtenances such as finials, scroll work on the ridge or purely decorative turrets are not permitted.

4.8 Mechanical roof appurtenances including snow diverters, vents and flashing should be prefinished in a colour to match the roofing material and must be strong enough to sustain snow build-up and shedding.

4.9 Large roof overhangs with deep fascia boards are encouraged.

4.10 Solar collectors must lie flat on the roof and not be located in areas visible from the street or other public places.

5. **CHIMNEYS**

5.1 Chimneys must blend with the house and roof materials. Metal, or wood or facsimile wood finished chimneys are not encouraged.

5.2 A direct wall vent for a gas fireplace should be screened from public view or blend into the building face and be treated in such a way to avoid discolouration of the wall in which it is placed.

5.3 All chimneys must have spark arrestors made of metal, painted to match the roof colour and of sufficient size to screen individual flues. Chimneys should be located near the ridge of the roof wherever possible to protect them from snow damage.

6. **BUILDING WALLS**

6.1 The lower portion of walls up to 4.0 ft should be protected from extreme weather, snow build-up and staining and should therefore be constructed of a durable material, including but not limited to, river rock, stone, concrete block with a stucco finish, or concrete treated in a finish such as sand blasted or bush hammered. Aluminium or vinyl are not permitted.

6.2 Upper wall materials should relate to the building mass and convey a sense of well-crafted construction for a residential home in an alpine setting. An urban or industrial vocabulary is not encouraged.

6.3 Acceptable upper wall materials shall be predominantly non-combustible materials such as;

composite wood claddings

traditional stucco;

architectural concrete;

33464320.1 August 20, 2018 - 3:22 PM

34383247.1 September 28, 2018 - 11:47 AM

- 3 -

stone or river rock

A minimal amount of materials such as wood siding, wood shingles, structural wood, wood beams or logs may be utilized for architectural details or trims

6.4 Upper wall materials which are not acceptable are:

brick or ceramic tile
vinyl or aluminium siding
stained or painted plywood
simulated stone or brick
asphalt or hardboard siding

6.5 Walls should be strongly articulated with recesses, balconies and bay windows to avoid large areas of unbroken wall.

6.6 Window glazing may be clear or solar tinted, stained, etched or frosted. Solid coloured glass or reflective glazing is not permitted.

6.7 Exterior doors should be solid core wood or insulated metal painted to complement the house. Exterior doors should be shielded from shedding snow, wind and rain either through structural elements or in combination with landscape materials.

6.8 If a garage is proposed, garage doors should be wood sectional, stained or painted or insulated metal doors painted to complement the building. Manufacturer's white garage doors are not supported, unless they compliment the overall building design. Garage entries should be well articulated (recessed, columns, etc.) To reduce their visual impact but also to create a visual connection to the house. Garage doors that are angled to face the side yard rather than the street are preferred to prevent the garage from dominating the streetscape.

6.9 Open carports are not permitted.

7. COLOUR SCHEMES

7.1 All colour schemes must be approved by the Approving Agent. A colour board and samples must be submitted for review before a colour scheme can be approved.

7.2 No more than three colour shades should be used on a building (not including the colour of the roofing material).

7.3 Proposed colour schemes should harmonize with the natural setting of the SLRD and Whistler and complement surrounding buildings. Acceptable wood siding colour applications include paint and solid or semi-transparent stains. Peeled or shaped logs may be finished with varnish, clear or semi-transparent stains.

7.4 Rich colours may be used to highlight building features such as doors, exterior window casings and trim, fascia boards, soffits, shutters and railings. Neighbouring properties should be considered when using strong, deep colours as accents.

33464320.1 August 20, 2018 - 3:22 PM

34383247.1 September 28, 2018 - 11:47 AM

- 4 -

8. GRADING AND DRAINAGE

8.1 All regrading, tree removal, revegetation and other site disturbance shall be shown on the site grading plan which must be approved by the Approving Agent before any site work is initiated.

8.2 All regrading shall be contained within the lot and feathered wherever possible into the natural topography to maximize retention of trees and existing vegetation.

8.3 Cuts and fills shall be minimized to avoid undue disturbance of natural vegetation.

8.4 Retaining structures for homes and parking areas shall not exceed a height of 5.0 ft (1.5 m) and constructed of rock or concrete with a rock veneer. Retained driveway areas should include planting between the structure and the parking area so that these areas remain partially hidden.

8.5 The slope of cuts or fills must be determined by the soil materials to ensure stability and encourage revegetation. Rock cuts may be vertical if approved by a geotechnical engineer.

8.6 All drainage should be returned to the natural drainage areas or the storm ditch system as required by the SLRD. No drainage may be permitted to flow to an adjacent lot unless specifically required to ensure the health of existing vegetation.

8.7 To reduce the amount of site disturbance parking platforms for downward sloping lots are encouraged rather than using fill to achieve grades, where existing vegetation is mature.

9. DRIVEWAYS PARKING AND WALKWAYS

9.1 To minimize impact on the Lot the Location for Driveways has been predetermined. Any change to the location of the driveway must receive prior approval from the Approving Agent.

9.2 Driveway width at the curb should not be more than 13 ft (4.0 m) wherever possible in order to reduce the impact of hard surfaces at the street, reduce rock cut and promote tree retention.

9.3 Not less than one parking stall shall be contained within an attached or detached garage. Additional open parking stalls may be considered depending on site constraints.

9.4 Driveway materials should be stamped asphalt or concrete, concrete with exposed aggregate finish or interlocking pavers. Asphalt drives are also acceptable, however when asphalt is utilized the use of architectural borders is encouraged.

9.5 Walkway materials should be stamped concrete, stone or interlocking pavers.

33464320.1 August 20, 2018 - 3:22 PM

34383247.1 September 28, 2018 - 11:47 AM

- 5 -

10. LANDSCAPING

10.1 The streetscape is intended to take on a mature, attractive appearance which will mature gracefully, therefore the area between the curb and the front plane of the house shall be considered predominantly as a natural revegetation zone using mostly indigenous plant species and limiting formal planting only as an accent. The planting plan shall however also be cognizant of limitations imposed by servicing corridors and not unduly encourage bear intrusion by providing fruit bearing plants or excessive protective cover.

10.2 All utilities and otherwise obtrusive structures, including retaining walls, should be suitably screened wherever possible from public view. Such screening should project a natural character.

10.3 Walls and/or fences are not permitted as pure delineators or property lines, however they may be permitted to provide privacy to certain activity areas. Where walls and/or fences follow a property line they should not disturb any vegetation screening with adjacent lots. Walls and/or fences should follow the contours of the land wherever possible.

10.4 Walls and/or fences should be built of natural stone or wood and may not exceed a height of 6 ft (1.8 m) above the natural grade of the Lot.

10.5 No walls and/or fences other than small scale landscape elements are permitted between the front property line and the front plane of the principal dwelling.

10.6 Exterior and landscape lighting should be kept to a minimum, be diffused, shielded, directional and concealed from neighbouring lots and the street. Fixtures must reflect the theme of the community and be made of iron, copper or weed. Shiny brass or chrome finishes are not encouraged.

10.7 The landscape plan shall be implemented and approved by the Approving Agent within one growing season of the substantial completion of the house.

10.8 Entrance gates must be located at least 5 meters within the property line of the Lot. Entrance gates, structures and archways should be architecturally sensitive to the common property and should be comprised of materials such as iron, stone and/or wood.

10.9 The landscape plan must detail any existing trees, shrubs, or vegetation which will be removed or relocated and confirm that such removal is in compliance with the requirements of any registered restrictive covenants. If the removal of the trees, shrubs or vegetation will enhance or preserve views or view corridors it will be permitted so long as it does not materially negatively reduce the privacy between adjacent dwellings.

11. SNOW MANAGEMENT

11.1 Snow must be retained or shed in locations and in a manner which will not endanger the structure or its occupants. Entrances, vehicular and pedestrian routes must be fully protected.

33464320.1 August 20, 2018 - 3:22 PM

34383247.1 September 28, 2018 - 11:47 AM

- 6 -

11.2 Balconies should preferably be covered or recessed into the building and snow shedding from one roof to another should be avoided. Eave troughs are vulnerable to damage from snow and ice and are therefore not recommended. Aluminium, vinyl or resin eave troughs are not permitted. Snow storage areas must be provided for driveways and pathways.

11.3 Adequate roof ventilation is required and the "cold roof" construction concept is recommended.

12. ANTENNAS AND SATELLITE DISHES

12.1 Satellite dishes or antennas should be hidden or placed in the least visible, functional site. Dishes should be painted the colour of the background material in front of which they are mounted. Satellite dishes exceeding three feet in diameter (or the size of the smallest fully functional HD antenna available) will be permitted only if they are shielded from view.

13. DOG KENNELS

13.1 The location of and materials used for enclosed dog runs and/or kennels must be approved by the Approving Agent.

14. WATER METERS

14.1 As a condition of service each water service to a home shall have a water meter capable of remote reading installed in the general location of the main shutoff within the residence. The type and specifications of the meter will be specified by the provider of the water service under the CPCN for the WedgeWoods subdivision.

APPENDIX B- WILDFIRE PROTECTION GUIDELINES

Building Permits issued in this area shall be in accordance with the applicant demonstrating how the development has implemented the following measures:

1. All building materials are to have a high resistance to combustion, including cement board, slate, metal, plaster, stucco and other concrete products are preferred for exterior siding.
2. Materials that have a high resistance to combustion, including Class A, B or C shingles, slate, clay tile or metal should be used for roofing (excluding decorative trim, fascia and similar features).
3. Exterior windows, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block.
4. Fire places, wood stoves and furnaces shall be installed with spark arrestors.
5. Eaves, attics, vents and underfloor openings shall be screened with a corrosion-resistant, non-combustible mesh (mesh openings not to exceed 3.1 mm) to prevent the accumulation of combustible materials and the entry of burning embers.
6. Within 10 m of structures and projections landscaping that features trees planted a minimum of 3 m apart, preferably deciduous and trimmed of branches to 3 m in height, low-growing non-resinous shrubs, lawn and hard surfaces are preferred.
7. Within 30 m of structures and projections ground fuel is removed, trees are thinned to a minimum of 3 m apart, and branches are trimmed up to at least 3 m above the ground. Trees spaced more closely than 3m are acceptable where a hard surface, lawn or other suitable fire break surrounds the cluster.
8. Applications for a Building Permit shall be accompanied by plans indicating the following,
 - a) Location of all existing and proposed structures, parking areas and driveways;
 - b) Extent and nature of existing and proposed landscaping, including details of trees and ground cover; and
 - c) Building elevations indicating the type of materials to be used on the exterior and roof of the building.

Additional information that may be required in order to consider issuance of a Building Permit includes landscape plans that are prepared in consultation with a Registered Professional Biologist, Forester, or Landscape Architect and that provide recommendations for ensuring minimal fuel loading within landscaped areas, ongoing protection from interface fire hazard, and the type and density of fire resistive plantings that may be incorporated within landscaped areas to help mitigate the interface fire hazard.

It is the responsibility of the applicant to prove the Wildfire Protection Guidelines have been met. The below checklist must be submitted as part of the Building Permit process.

33464320.1 August 20, 2018 - 3:22 PM

34383247.1 September 28, 2018 - 11:47 AM

- 2 -

WILDFIRE PROTECTION GUIDELINES CHECKLIST

Strata Lot # _____.

Ref	Guidelines	Compliant for Permit	Compliant after Construction	N/A
1	All building materials have a high resistance to combustion			
2	Roofing materials have a high resistance to combustion			
3	Exterior windows, windows within exterior doors, and skylights are tempered glass, multilayered glazed panels, or glass block			
4	Fire places, wood stoves and furnaces have spark arrestors			
5	Eaves, attics, vents and underfloor openings are screened with a corrosion-resistant, non-combustible mesh (mesh openings not to exceed 3.1 mm)			
6	Within 10 m of structures and projections landscaping that features trees planted a minimum of 3 m apart, preferably deciduous and trimmed of branches to 3 m in height			
7	Within 30 m of structures and projections ground fuel is removed, trees are thinned to a minimum of 3 m apart, and branches are trimmed up to at least 3 m above the ground			
8	Building Permit Plans include: A) Location of all existing and proposed structures, parking areas and driveways; B) Extent and nature of existing and proposed landscaping, including details of trees and ground cover; and C) Building elevations indicating the type of materials to be used on the exterior and roof of the building.			

Completed as of _____

Name: _____

Name: _____

33464320.1 August 20, 2018 - 3:22 PM

34383247.1 September 28, 2018 - 11:47 AM

CD1 ZONE**COMPREHENSIVE DEVELOPMENT – WEDGEWOODS ESTATES****Intent**

"This zone applies to the land on the east side of Highway 99, described as Lot A District Lot 2247 Group 1 New Westminster District Plan BCP39086 ("Lot A") and to Strata Lot 1 to 12 all of District Lot 2247 Group 1 NWD Strata Plan BCS3916 ("Strata Lots") and on the west side of Highway 99 described as District Lot 2247 New Westminster District Except Firstly Part in Plan VAP23216 and Secondly Part in Plan BCS39086 ("District Lot 2247"). The density reflects site conditions and permits a clustered development of up to 108 residential dwellings."

Permitted Uses

- 16.1 (1) On the east side of Highway 99 (Lot A and the Strata Lots) land, buildings and structures in the CD-1 ZONE shall be used for the following purposes only:
- (a) single family dwelling;
 - (b) auxiliary dwelling unit, as per s.16.2;
 - (c) bed and breakfast;
 - (d) home based businesses;
 - (e) nature conservation area, parks and playgrounds;
 - (f) community halls, fire halls, ambulance and first aid stations and police stations;
 - (g) neighbourhood convenience store in conjunction with a single family dwelling;
 - (h) auxiliary uses, buildings, and structures;
 - (i) telecommunications equipment, waterworks pump stations, sewer system lift stations and similar unattended utility equipment and machinery, with no exterior storage of any kind;
 - (j) non-commercial tennis courts and swimming pools, whether covered or uncovered, facilities for exercise equipment and changing rooms; and
 - (k) sales centre.
- (2) On the west side of Highway 99 (District Lot 2447), land, buildings and structures in the CD-1 Zone shall be used for the following purposes only:
- (a) private or public water, drainage, telecommunications, power and related utility infrastructure uses (including, without limiting the generality of the foregoing, wells, reservoirs, treatment systems, pumphouses, mains, lines, pipes, culverts, valves, poles, chutes, ducts, wires, roads and other appurtenances, attachments, fittings and equipment associated therewith);
 - (b) interpretive centre; and
 - (c) nature conservation area uses.

Density

- 16.2 (1) On the District Lot, the minimum parcel area shall be 100 hectares.
- (2) On Lot A and the Strata Lots the density of development shall be determined and governed by the following:
- (a) the minimum parcel area shall be 0.2 hectares, provided however that there shall be no more than 108 parcels on Lot A and the Strata Lots;
 - (b) no more than one dwelling and one auxiliary dwelling unit located within a single family dwelling or within an auxiliary building may be located on a parcel;
 - (c) an auxiliary dwelling unit permitted under 16.2(2)(b) must not exceed 90 square meters in area; and
 - (d) the floor area for a principal dwelling shall be determined on the basis of the parcel area times 0.2 but:
 - i. for a parcel of less than 0.4 hectares the maximum floor area shall be 430 square meters;
 - ii. for a parcel of more than 0.4 hectares but less than 0.6 hectares the maximum floor area shall be 550 square meters; and
 - iii. for a parcel of more than 0.6 hectares the maximum floor area shall be 650 square meters.
- (3) For any parcel on which an auxiliary dwelling unit is constructed within an auxiliary building the maximum floor area of the principal dwelling shall be reduced by 90 square meters.

Floor Area and Location for Non-Residential Buildings and Uses

- 16.3 (1) No more than one interpretative centre, which shall have a maximum floor area of 100 square metres, shall be permitted on Lot A and the Strata Lots.
- (2) No more than one neighbourhood convenience store, which shall have a maximum floor area of 100 square metres, shall be permitted on Lot A and the Strata Lots.
- (3) No sales centre shall be larger than 160 square meters.

Siting Requirements

- 16.4 (1) No structure on lots of 0.4 hectares or larger shall be located within 7.5 metres of a parcel line.
- (2) No structure on lots of less than 0.4 hectares shall be located within 7.5 metres of the front or rear parcel line or within 4.0 meters of the side parcel line.
- (3) Notwithstanding subsections 4.13(a) and (b) of this Bylaw, no building or any part thereof in this Zone shall be constructed, reconstructed, moved, or extended:
- (a) within 30 meters of the natural boundary of Green River and Wedgemount Creek; or

- (b) within 15 meters of the natural boundary of those ephemeral tributaries at the north and south end of the property marked "Ephemeral Tributary A" and "Ephemeral Tributary B",

all as shown on Schedule 1: WedgeWoods Site Plan, which forms part of the CD-1 Zone.

- (4) Notwithstanding subsection 4.14(a) of this Bylaw, the location of any sewage treatment plant or addition thereto in this Zone shall be a minimum of 35 metres from the parcel line of any parcel on which residential use is a permitted use.

Parcel Coverage

- 16.5 (1) The parcel coverage of all buildings and structures on parcels less than 0.4 hectares shall not exceed 35 percent.

- (2) The parcel coverage of all buildings and structures on parcels more than 0.4 hectares shall not exceed 20 percent.

Landscaping and Screening

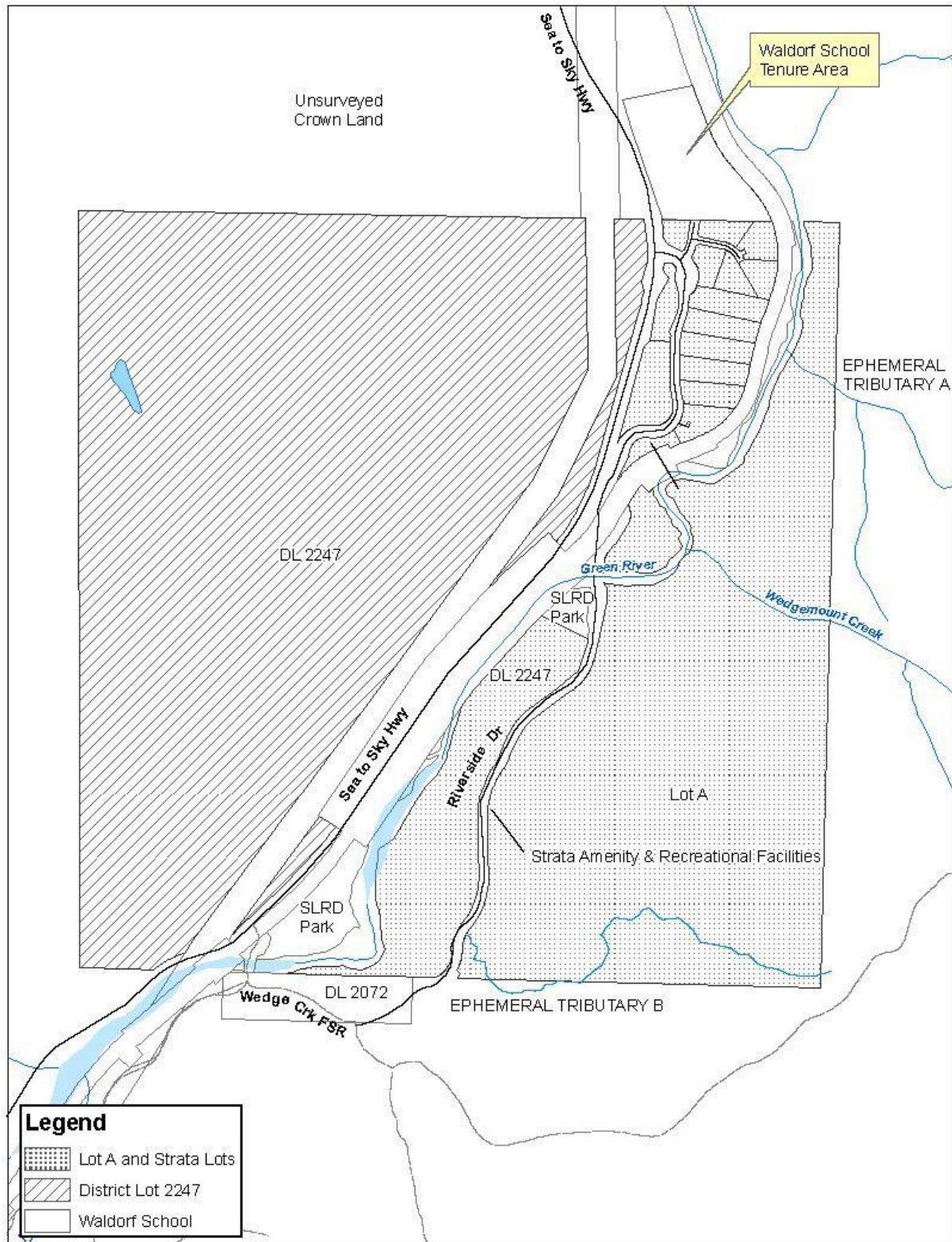
- 16.6 (1) Where Lot A is subdivided or developed in accordance with Section 16.2 the following regulations apply:

- (a) All utility kiosks, garbage and recycling containers or dumpsters shall be located and stored in an enclosed area to the rear or side of a principal building and fully screened from view by a fence, wall or landscaping; and
- (b) A landscape screen of at least 1.5 metres in height must be provided for pumping stations, transmission structures and accessory buildings, the sewage treatment plant and similar utility, mechanical or electrical structures.

Parking

- 16.7 Off-street parking shall be provided in accordance with the provisions of section 4.21.

SCHEDULE 1, WEDGEWOODS SITE PLAN



(Amendment Bylaw No. 1520-2017)

BARE LAND STRATA PLAN OF
LOT A DISTRICT LOT 2247 GROUP 1
NEW WESTMINSTER DISTRICT PLAN BCP39086
EXCEPT: PHASES ONE, TWO, THREE, FOUR AND FIVE
STRATA PLAN BCS3916

STRATA PLAN BCS3916
PHASE 6

SHEET 1 OF 3 SHEETS

BCGS 92J.016



DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 864mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:2500

GRID BEARINGS ARE DERIVED FROM DUAL FREQUENCY GNSS OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM DUAL FREQUENCY BASELINE TIES TO WHISTLER ACTIVE CONTROL MONUMENT CGM No. 997526.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE CORRECTION FACTOR OF 0.999010. THE CORRECTION FACTOR HAS BEEN DETERMINED BASED ON AN ELLIPSOIDAL ELEVATION OF 655.1 METRES.

BEARINGS TO BEARING TREES ARE MAGNETIC.

LEGEND

FOUND PLACED

- DENOTES STANDARD IRON POST
- DENOTES LEAD PLUG
- DENOTES STANDARD CONCRETE POST
- ⊙ DENOTES STANDARD ROCK POST
- ⊕ DENOTES STANDARD CAPPED POST
- W DENOTES WITNESS
- M&d DENOTES MARKED
- ha DENOTES HECTARES
- (c) DENOTES CALCULATED
- (R) DENOTES RADIAL
- SL DENOTES STRATA LOT
- ⊙ DENOTES COMMON PROPERTY

THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S).

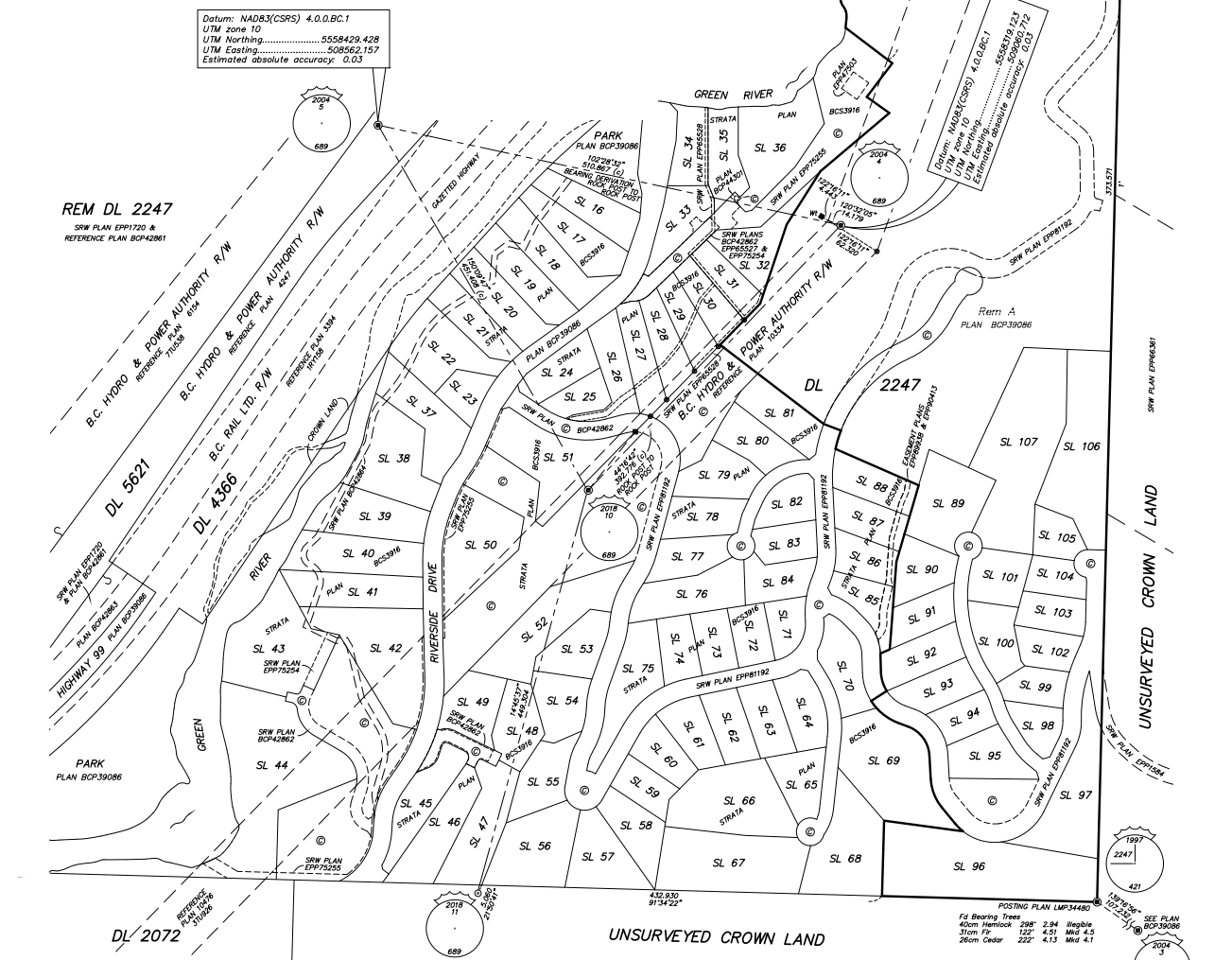
BLOCK OUTLINE MONUMENTATION HAS BEEN APPROVED FOR THIS SURVEY
LTSA FILE NUMBER 10500-30-1523

THIS BARE LAND STRATA PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE
NOT FILE 2016-0312

THIS PLAN IS PHASE 6 OF A 6 PHASE STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT Lying WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE
NOT FILE 2016-0312



NAME OF DEVELOPMENT
WEDGE WOODS WHISTLER



KEY PLAN

2021-APR-20
DRAFT

THE FIELD SURVEY REPRESENTED BY THIS PLAN
WAS COMPLETED ON THE ____ DAY OF ____ 2021.
DARRYL J. MITCHELL, BCLS 689

THIS PLAN LIES WITHIN THE SQUAMISH-LILLOOET REGIONAL DISTRICT

AXIS LAND SURVEYING LTD.
B.C. & CANADA LAND SURVEYORS
302 - 23711 LAUREL STREET
ABBOTSFORD, B.C. V2S 1S2
T: 604-853-9700 F: 778-927-1226
TILE: W 4217
DWG: 4217-886

0 25 50 75 100 125

DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 864mm IN HEIGHT (0 SIZE) WHEN PLOTTED AT A SCALE OF 1:1250



GREEN RIVER

SL 36

SEE SHEET 3

STRATA PLAN BCS3916
PHASE 6

SEE SHEET 3

SL 108
24.0 ha

Rem A
PLAN BCS39086

WEDGEMOUNT
PLATEAU DRIVE

SEE SHEET 1

UNSURVEYED CROWN LAND

UNSURVEYED CROWN LAND

2021-APR-20
DRAFT

DARRYL J. MITCHELL, BCLS
...th DAY OF ... 2021

POSTING PLAN LMP34480
Fd Bearing Trees 288' 3.94' Right
45cm Hemlock 122' 4.31' Mid 4.5
31cm Fir 222' 4.13' Mid 4.1
26cm Cedar 222' 4.13' Mid 4.1

1997
2247
2004
3
689

AXIS LAND SURVEYING LTD.
B.C. & CANADA LAND SURVEYORS
302 - 23711 LAUREL STREET
ABBOTSFORD, B.C. V2S 1S2
T: 604-853-2700 F: 778-927-1226
FILE: W-4217
DWG: 4217-886

WedgeWoods Whistler FAQ

Why WedgeWoods?

WedgeWoods is a private development situated on 600 beautiful acres with only 108 legacy homes to be built. Just 12 minutes from the Whistler lifts and golf courses, this community offers a unique opportunity to enjoy Whistler by embracing nature.

What are legacy properties?

The land component of WedgeWoods Phase Six offers each home a private acreage of 0.58 - 3.65 acres.

What size of home can I build?

The CD CRE zoning allows for homes up to 4,629 sq. ft. on lots less than one acre; homes up to 5920 sq.ft on lots over an acre; and homes up to 6995 sq. ft on lots over 1.48 acres; plus an auxiliary building. There is the possibility of starting with a smaller home depending on your initial budget and adding a guest house or suite at a later date. Each property has a generous building envelope to maintain privacy and enhance the view corridors.

What is an auxiliary building?

Additional space of 2,150 sq. ft., is allowable for things like guest suite, workshops, recreational vehicle storage, detached garage, fitness centre, office space, art studio etc. The 'living space' in the auxiliary building can be no more than 968 square feet.

What services are available?

All estate properties are fully serviced for sewer, water and electricity with minimal impact on the surrounding nature. Roads, bridges and trails are visible when touring the property.

What are the building guidelines?

To ensure that all residences complement the community of WedgeWoods, there are building guidelines to assist in the design and construction process.

Will there be any community amenities at WedgeWoods?

The developer has designed a Centre for Community Use. Features will include; a play area, barbecue with patio area, and recreational room. As well as a tennis court and on-site garbage.

Is there a monthly expense?

There is a monthly strata fee of \$113.89 to cover garbage removal, snow clearing, common area landscaping and common area insurance. The Ministry of Transport takes care of major snow clearing on the main road. Water is currently \$83.23/month and sewer is currently \$85/month. The water and sewer will be transferred to the strata at a later date.

Security Deposit

The purchaser shall pay a security deposit of \$10,000 to the Approving officer on the closing date or prior to the Purchaser making application to the SLRD for a building permit, whichever occurs first. The security deposit will be held by the Approving officer to be applied to the costs incurred to repair any damage to the common property, and to carry out any clean-up of the common property required because of the construction on the Strata Lot. The Security Deposit shall be returned to the Purchaser once construction has been completed and any repairs made if necessary.

Where are the recreational trails?

WedgeWoods is connected to the Sea to Sky Trail and the property has a 4-kilometre internal trail system with access to well-known biking and hiking trails. There is great snowshoeing and cross-country skiing in the winter.



RE/MAX
SEA TO SKY
REAL ESTATE
INDEPENDENTLY OWNED AND OPERATED