



## PLANNING GUIDE







# Our Planning Guide

The purpose of this planning guide is to help new buyers understand the design criteria applicable in the **Wakefield sur le Golf** housing development.

These criteria aim to ensure a coherent and harmonious development, in order to enhance the esthetic and quality of life of the neighborhood.

In addition to respecting the standards and criteria prescribed by the Municipality of La Pêche, new constructions in the **Wakefield sur le Golf** must be built in accordance with the design criteria listed in this guide.

## PURPOSES OF THE PLANNING GUIDE

- W Ensure a coherent and harmonious development
- W Integrate the buildings into their natural environment
- W Enhance the distinctive character of the neighborhood

## ARCHITECTURAL TREATMENT

- W Contemporary architectural style featuring clean lines and panoramic windows is favored
- W Neutral and natural colors are preferred
- W Building facades facing a street must be treated as main facades by their materials, their openings and their architectural details

## AREA AND VOLUME

- W Houses must have a living area of at least 93 square meters (1000 square feet), garage excluded
- W The volume of the house must blend with their environment

## EXTERIOR CLADDING

- W The use of a wood siding (or of a wood appearance siding) is preferred
- W The use of vinyl, acrylic, aluminum or glass block siding is prohibited





## TYPICAL ARCHITECTURE

The recommended typical architecture is specifically designed to offer its occupants moments of relaxation and comfort in a Zen decor with warm wood accents.

Panoramic windows and terrace layout overlooked by an extended roof overhang allow an opening to the world and proximity to nature.

### Detail 1 ARCHITECTURAL STYLE

- Pure lines
- Neutral and natural colors

### Detail 2 HOUSE SIZE

- Living area on the ground floor of at least 93 square meters (1000 square feet)

### Detail 3 EXTERIOR SIDING

- Wood siding (or wood look)

### Detail 5 ROOFING

- Flat or single slope roof
- Roof overhangs

### Détail 4 WINDOW

- Vertical or horizontal windows with a contemporary look
- Use of natural light and passive heat from the sun

## DOORS AND WINDOWS

- W The treatment of windows vertically or horizontally with a contemporary look is preferred
- W The use of fenestration allowing the use of natural lighting and passive heat from the sun is preferred
- W The use of colored, tinted or reflective glass is prohibited
- W White doors and windows should be avoided as much as possible
- W Garage doors must have a maximum height of 8 feet and a maximum width of 16 feet

## ROOFS

- W Flat or single slope roofs are preferred
- W Extended roof overhangs, especially above the galleries, are preferred

## EXTERIOR LIGHTING

- W Luminous flux must not exceed the limits of the property
- W Light flux should be directed towards the ground in order to reduce light pollution
- W Lighting must be white
- W The use of red, green or blue colors is prohibited

## ACCESSORY BUILDINGS

- W Accessory buildings with the same exterior cladding and the same colors as the main building are preferred

## PARKING AND OUTDOOR STORAGE

- W Any outdoor parking space for a trailer, recreational vehicle or boat must be separated from any lot line by a visual screen consisting of a building or a wooded strip with a minimum width of 6 meters (18 feet)
- W The parking of commercial or industrial vehicles is prohibited
- W Outdoor storage of equipment, construction materials, firewood (beyond a reasonable amount for residential use) and other similar goods is prohibited
- W Outdoor storage of out-of-use or unregistered vehicles or equipment, as well as any other scrap metal or valuables is prohibited



## DRIVEWAY

- W A riprap of natural stones of 50 mm (2 inches) in diameter and more should be used to stabilize driveways on either side of the culvert
- W Use of earth, soil or sand on the driveway is prohibited

## LANDSCAPING

- W Deforestation must not exceed 60% of the area of the lot
- W A strip of woodland 6 meters (18 feet) wide on at least 90% of the periphery of the land must be preserved
- W Cutting trees with a diameter of 12.5 cm (5 inches) at breast height should be avoided as much as possible
- W The use of plants native to the region is favored (maple, oak, birch, apple tree, fir, pine, etc.)







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