



## CITY OF COLWOOD

3300 Wishart Road | Colwood | BC V9C 1R1 | 250 294-8153  
[planning@colwood.ca](mailto:planning@colwood.ca) | [www.colwood.ca](http://www.colwood.ca)

File: DP-21-020

### DEVELOPMENT PERMIT DP-21-020

THIS PERMIT, issued November 15, 2021 is,

ISSUED BY: **CITY OF COLWOOD**, a municipality incorporated under the *Local Government Act*, 3300 Wishart Road, Victoria, BC, V9C 1R1

(the "City")

PURSUANT TO: Section 490 of the *Local Government Act*, RSBC 2015, Chapter 1

ISSUED TO: Royal Bay Holdings No. 2 Ltd., Inc. No. A0086095  
Suite 1774, Four Bentall Centre  
1055 Dunsmuir Street  
Vancouver, BC V6B 4N7  
(the "Permittee")

1. This development permit is issued subject to compliance with all of the bylaws of the City of Colwood applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Form and Character Development Permit applies to those lands within the City of Colwood described below, and any and all buildings, structures, and other development thereon:

Lot F Sections 16, 38 and 55, Esquimalt District Plan VIP58414 Except Plans EPP60969, EPP75606, EPP90188, EPP92721, EPP93482, EPP100914, EPP104919, EPP102156, EPP107017 and EPP108601  
(the "Lands")

3. This Development Permit regulates the development of the Lands, and supplements the "Colwood Land Use Bylaw, 1989" (Bylaw No. 151), to ensure the form and character considerations of approximately 45 single family dwellings and associated site improvements, as per the requirements and design guidelines contained within the City of Colwood Official Community Plan (Bylaw No. 1700).
4. This Development Permit is NOT a Building Permit or a subdivision approval.
5. This Development Permit is issued subject to compliance with all of the bylaws of the City of Colwood that apply to the development of the Lands, except as specifically supplemented by this Permit.
6. If the Permittee does not substantially start the construction permitted by this Permit within 24

months of the date of this Permit, the Permit shall lapse and be of no further force and effect.

7. The Director of Engineering and Development Services may approve minor variations to the schedules attached to and forming part of this Development Permit, provided that such minor variations are consistent with the overall intent of the original plans and do not alter the form and character of the development authorized by those plans.
8. The conditions of Development Permits **DP-20-019** and **DP-21-008** will also apply.
9. This Development Permit authorizes the construction of 45 single family dwellings along with any associated site works and landscaping, on the Land subject to subdivision approval. The Land shall not be altered, nor any buildings or structures constructed, except in accordance with the following conditions:

## **FORM AND CHARACTER CONDITIONS**

### **General**

- 9.1. Prior to the issuance of a Building Permit, the property owner must register a restrictive covenant under Section 219 of the Land Title Act for the purpose of prohibiting the stratification of the secondary suite.
- 9.2. The form and character of the building to be constructed on the Lands shall conform to the drawings attached to this permit as schedules.

### **Building Features**

- 9.3. Within any group of three adjacent houses on the lands, no two houses shall have the same dwelling unit design.

### **Signage**

- 9.4. This Development Permit does not include any signage approvals.

### **Stormwater Management**

- 9.5. Issuance of a Building Permit is subject to the City of Colwood's approval of a site-specific management plan.

### **Grading**

- 9.6. Issuance of a Building Permit is subject to the City of Colwood's approval of a site-specific grading plan.

## **CONSTRUCTION MANAGEMENT CONDITIONS**

- 9.7. The following best management practices shall be implemented on the construction site to

minimize mud tracking from the construction site, debris entering and transported by watercourses, and windblown dust:

- 9.7.1. Stockpiles shall be located away from watercourses, environmentally sensitive areas, drainage courses, ravines, and existing adjacent developments. Stockpiles may need to be stabilized against erosion immediately following stripping operations. Stabilization can include, but not limited to, establishment of a cover crop or mulch and hydro-seed application;
- 9.7.2. All construction vehicles shall leave the site at designated points. Graveling or paving (where practical) of frequently used access roads will help ensure that minimal material such as mud is tracked off-site. The access road shall consist of a bed of non-erodible coarse material (i.e. drainage gravel) of enough length and width to ensure that no site soil material (mud) is tracked offsite into adjacent municipal streets;
- 9.7.3. Internal haul roads and/or track packs can also be designated and maintained to help reduce offsite tracking. In situations where mud tracking becomes a major problem, a high-pressure pump and hose installation may be used to provide a wash-down facility for truck wheels. Water used in the wash-down process must have sediment removed prior to it leaving the site;
- 9.7.4. All temporary and permanent water detention facilities (i.e. sediment ponds and traps) must be constructed prior to the installation of any services on the site or the commencement of stripping and grading;
- 9.7.5. During dry conditions dust control measures shall be implemented to minimize air borne dust. Typical practices for exposed soils include providing a temporary protective cover (such as mulch or tackifier) or by temporary consolidating the material with water or binding agents;
- 9.7.6. Temporary structures shall be removed and properly disposed of once construction activities are complete.

#### **SPILL PREVENTION CONDITIONS**

- 9.8. The following best management practices shall be implemented on the construction site in order to minimize the potential impact of spills:
  - 9.8.1. Activities that carry a risk of materials' spills shall take place within a bermed staging area. These activities include mixing concrete or other materials, any vehicle fuelling, and other maintenance of equipment that is done on site;
  - 9.8.2. If a spill does occur, it shall immediately be reported to the Qualified Environmental Professional and to the Provincial Emergency Program. Written notification shall follow within two weeks of the verbal report.
  - 9.8.3. If a spill does occur, site personnel shall immediately take steps to stop the discharge (if possible). As quickly as possible, they shall contain the spill, clean up the affected area and dispose of waste materials at an approved disposal site;

9.8.4. All hydraulic systems, fuel systems and lubricating systems shall be in good repair;

9.8.5. Equipment shall be inspected before commencing work. Equipment with fuel or fluid leaks shall not be permitted to work within or above any watercourse. Any equipment that develops a leak shall immediately be removed from the site and repaired.

#### PLANS AND SPECIFICATIONS

10. The following plans and specifications are attached to and form part of this permit:

**Schedule 1** – Master Sector 7 Site Plan prepared by Gablecraft Homes dated September 24, 2021,

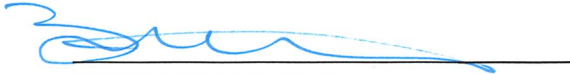
**Schedule 2** – Typical Site Plans prepared by Gablecraft Homes dated September 24, 2021,

**Schedule 3** – Elevation Drawings prepared by Gablecraft Homes dated September 24, 2021,

**Schedule 4** – Corner Lot Elevations prepared by Gablecraft Homes dated September 24, 2021,

**Schedule 5** – Colour and Materials prepared by Gablecraft Homes dated September 24, 2021,

ISSUED ON THIS 15 DAY OF NOVEMBER, 2021.



BRENT MOLNAR, ASCT  
DIRECTOR OF ENGINEERING AND DEVELOPMENT SERVICES

# Schedule 1

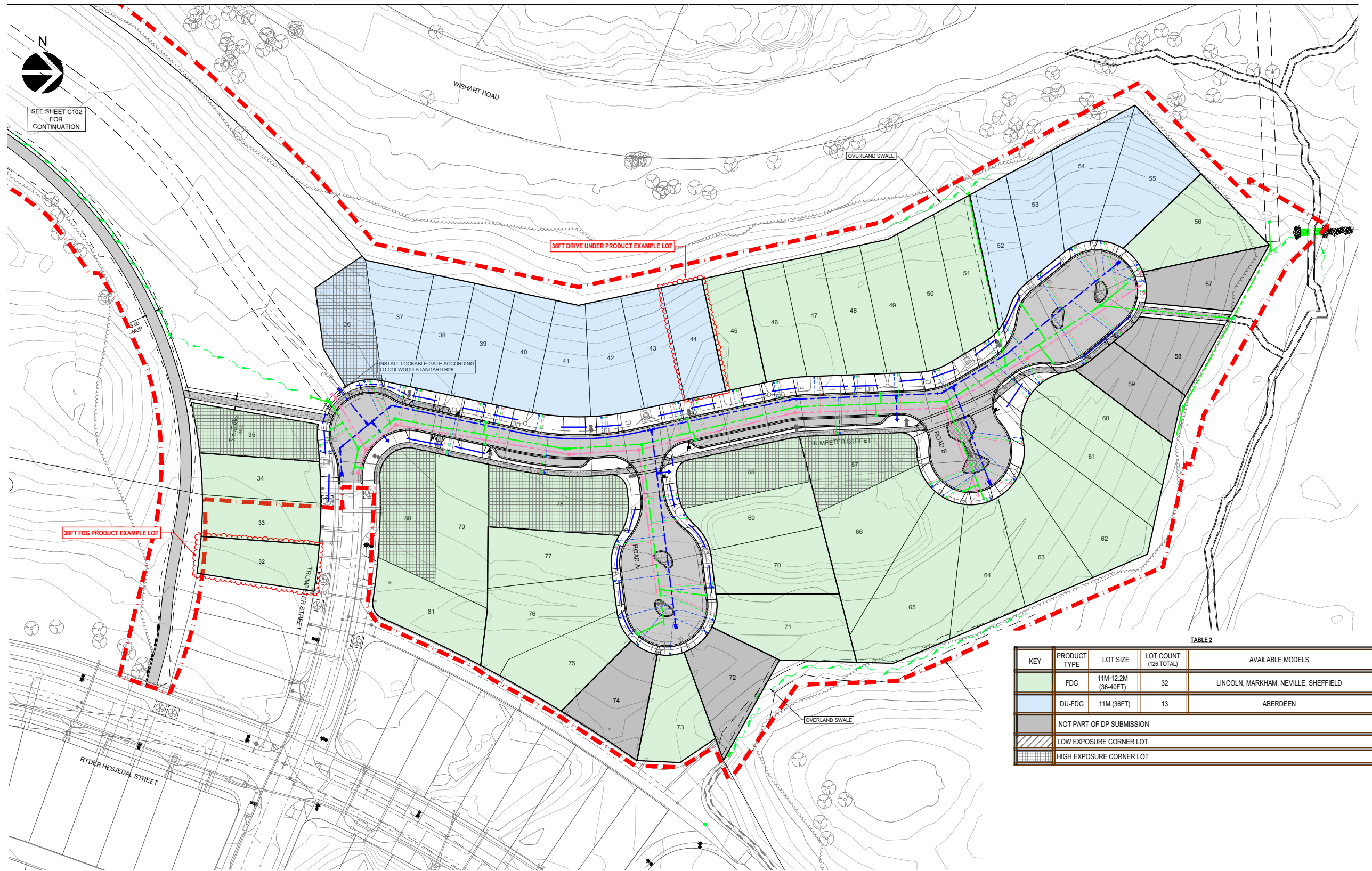


TABLE 2

KEY	PRODUCT TYPE	LOT SIZE	LOT COUNT (126 TOTAL)	AVAILABLE MODELS
[Green Box]	FDG	11M-12.2M (36-40FT)	32	LINCOLN, MARKHAM, NEVILLE, SHEFFIELD
[Blue Box]	DU-FDG	11M (36FT)	13	ABERDEEN
[Grey Box]	NOT PART OF DP SUBMISSION			
[Hatched Box]	LOW EXPOSURE CORNER LOT			
[Cross-hatched Box]	HIGH EXPOSURE CORNER LOT			



SUITE 200, 1710 - 14th AVENUE NW  
CALGARY, ALBERTA T2N 1M5  
GABLECRAFT HOMES RESERVES ALL RIGHTS INCLUDING THAT OF REPRODUCTION OF THIS PUBLISHED PLAN  
GABLECRAFT HOMES

MASTER SECTOR 7 SITE PLAN  
MASTER  
SUITE 200, 1710 - 14th AVENUE NW  
CALGARY, ALBERTA T2N 1M5

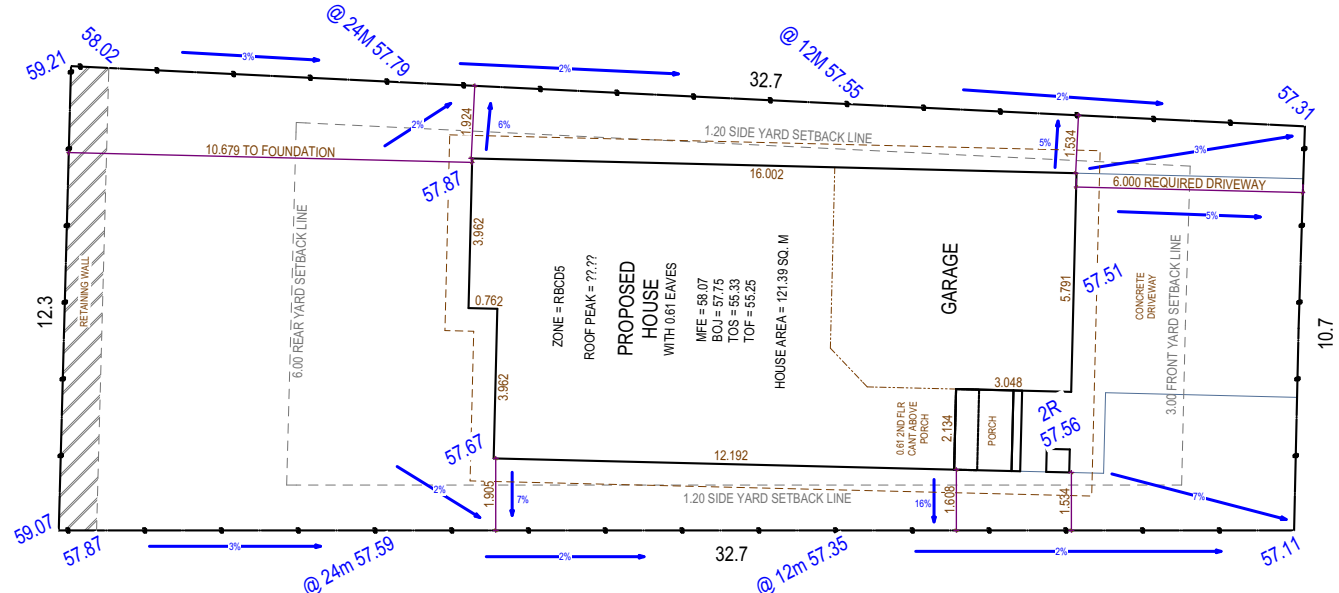
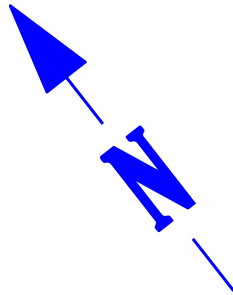
ROYAL BAY DP FORM AND CHARACTER SECTOR 7  
SEPTEMBER 24, 2021

REV. NO.	DESIGN	DATE	REMARKS

SHEET NUMBER  
**M00.01**

2021-09-21

# Schedule 2



SANDPIPER STREET



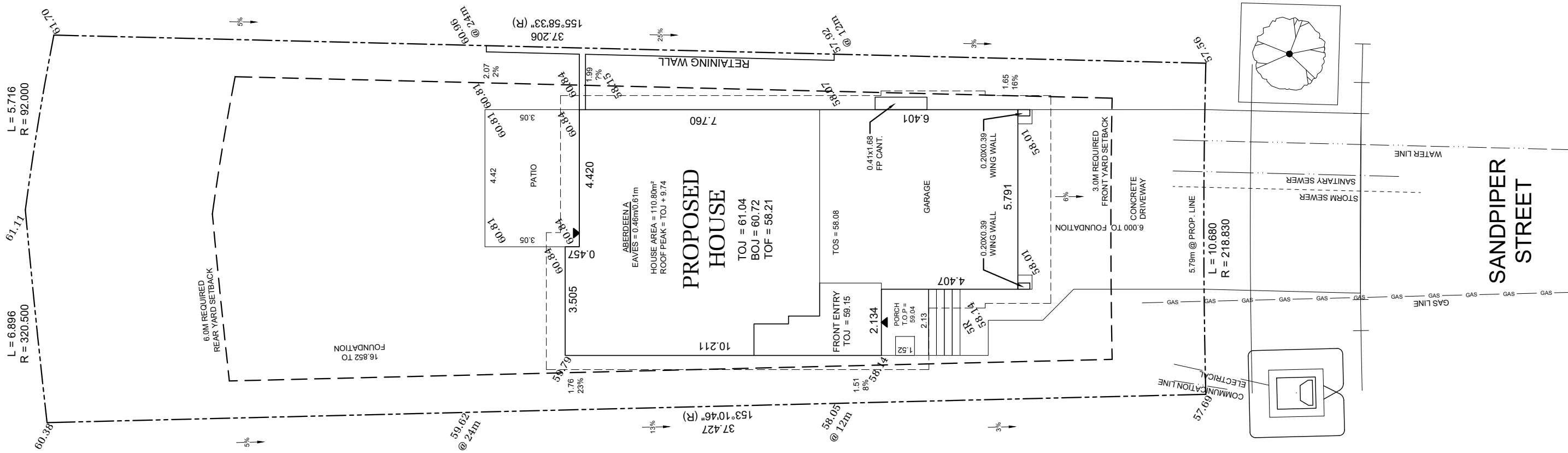
SUITE 200, 1710 - 14th AVENUE NW  
 CALGARY, ALBERTA T2N 1M5  
 GABLECRAFT HOMES RESERVES ALL RIGHTS  
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 OF THIS PUBLISHED PLAN  
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36 TO 40FT FRONT DRIVE GARAGE -  
 STANDARD BASEMENT  
 MASTER  
 SUITE 200, 1710 - 14th AVENUE NW  
 CALGARY, ALBERTA T2N 1M5

ROYAL BAY DP  
 FORM AND CHARACTER  
 SECTOR 7  
 SEPTEMBER 24, 2021

REV. NO.	DESIGN	DATE	REMARKS

SHEET NUMBER  
**P10.01**  
 2021-09-21



SUITE 200, 1710 - 14th AVENUE NW  
 CALGARY, ALBERTA T2N 1M5  
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 OF THIS PUBLISHED PLAN  
 GABLECRAFT HOMES

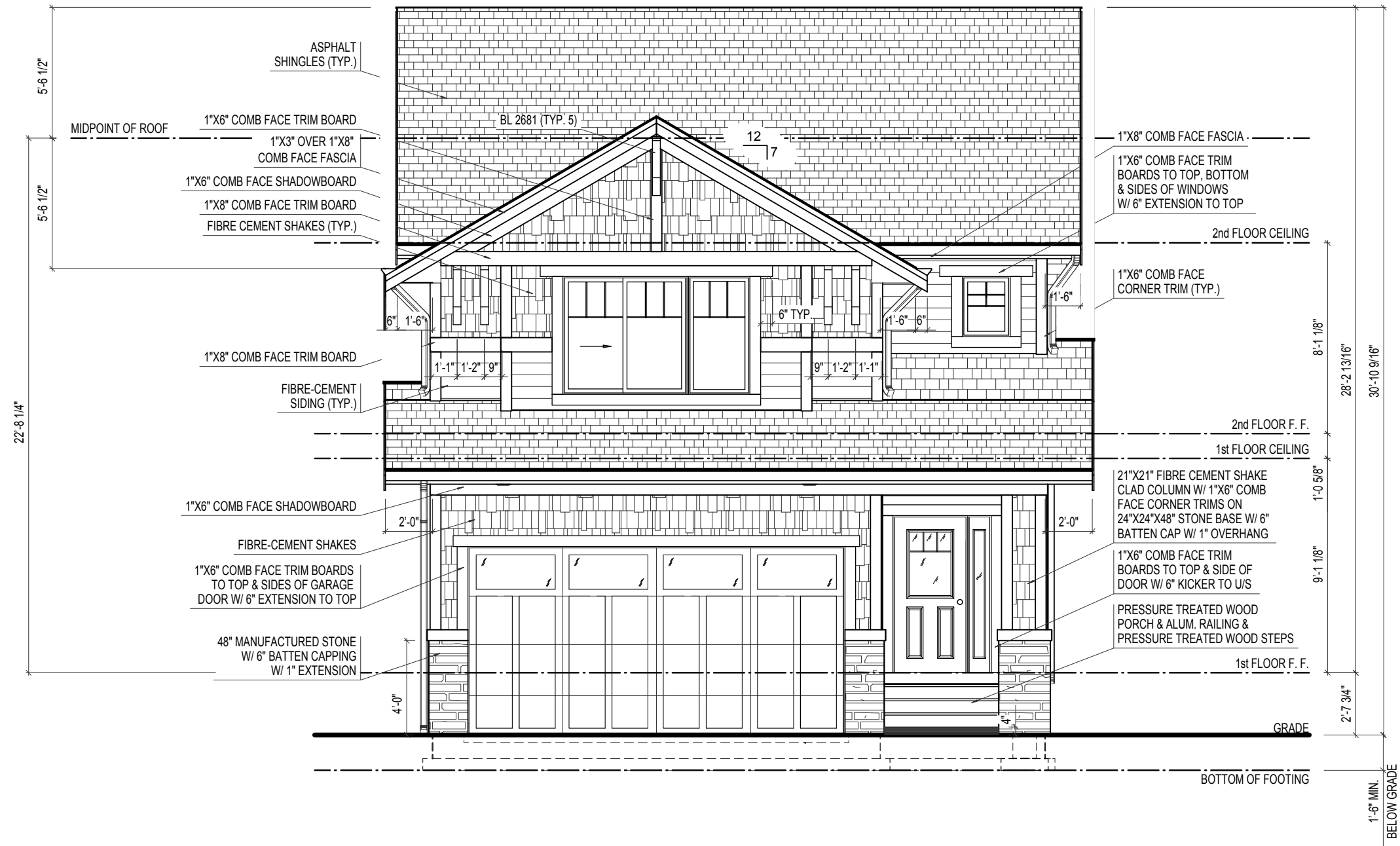
36FT DRIVE UNDER FRONT DRIVE  
 MASTER  
 SUITE 200, 1710 - 14th AVENUE NW  
 CALGARY, ALBERTA T2N 1M5

ROYAL BAY DP  
 FORM AND CHARACTER  
 SECTOR 7  
 SEPTEMBER 24, 2021

REV. NO.	DESIGN	DATE	REMARKS

SHEET NUMBER  
**P10.02**

Schedule 3



**FRONT ELEVATION**

1ST FLOOR: 874 SQ.FT.  
 2ND FLOOR: 1154 SQ.FT.  
 TOTAL HEATED: 2028 SQ.FT.  
 GARAGE: 388 SQ.FT.



SUITE 200, 1710 - 14th AVENUE NW  
 CALGARY, ALBERTA T2N 1M5  
 GABLECRAFT HOMES RESERVES ALL RIGHTS  
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 OF THIS PUBLISHED PLAN  
 GABLECRAFT HOMES

36FT NEVILLE FRONT ELEVATION D  
 MASTER  
 SUITE 200, 1710 - 14th AVENUE NW  
 CALGARY, ALBERTA T2N 1M5

ROYAL BAY DP  
 FORM AND CHARACTER  
 SECTOR 7  
 SEPTEMBER 24, 2021

REV. NO.	DESIGN	DATE	REMARKS

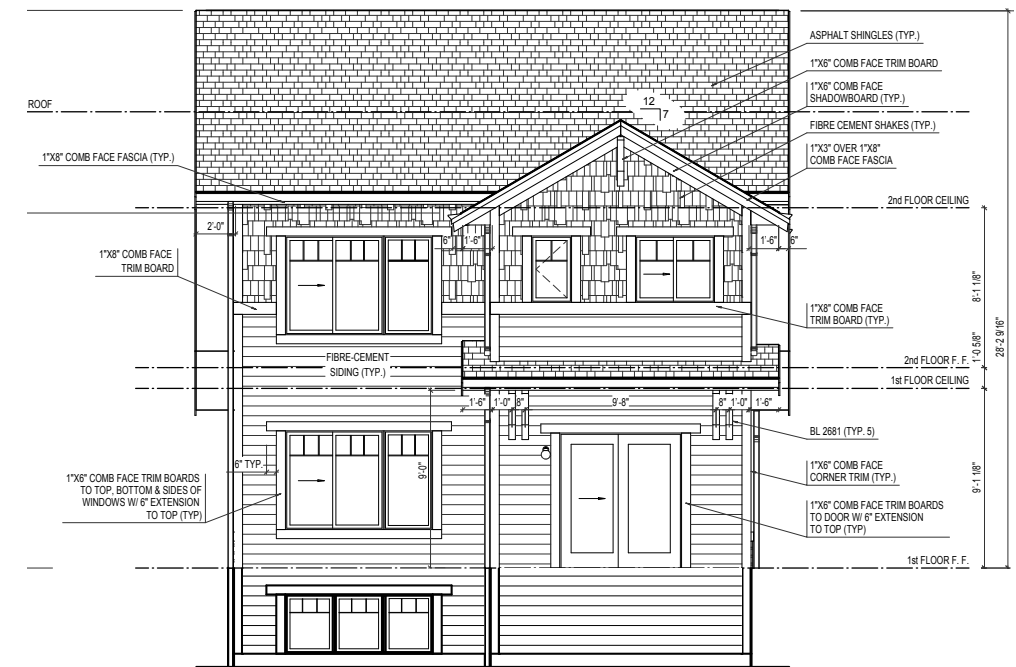
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2021-09-21

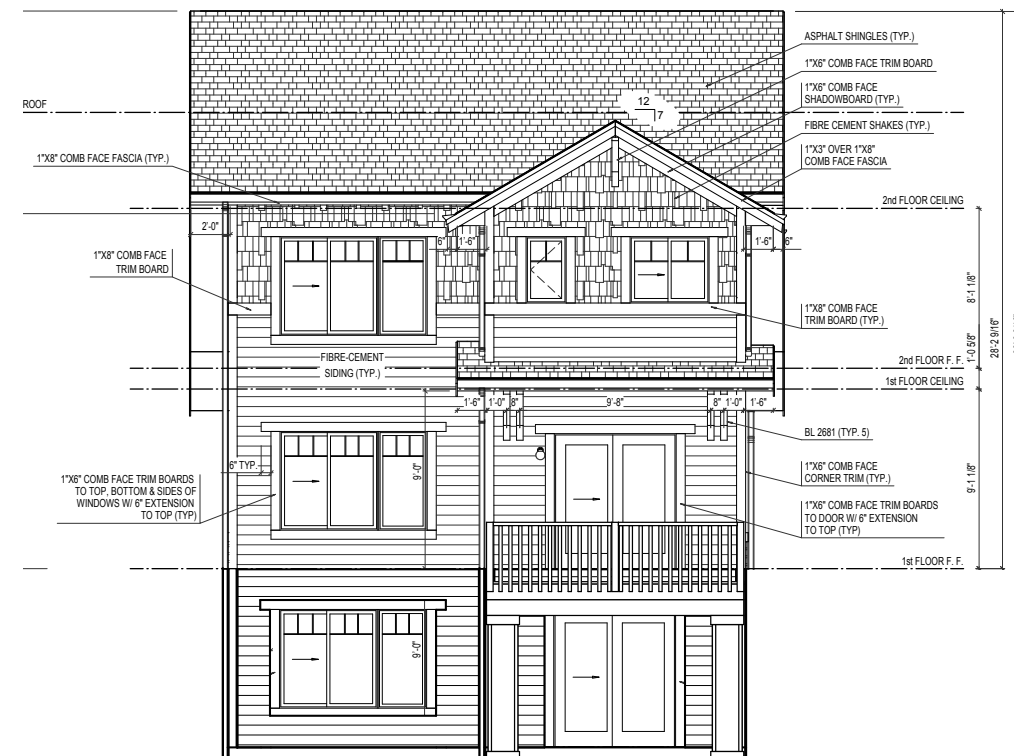




**REAR ELEVATION**

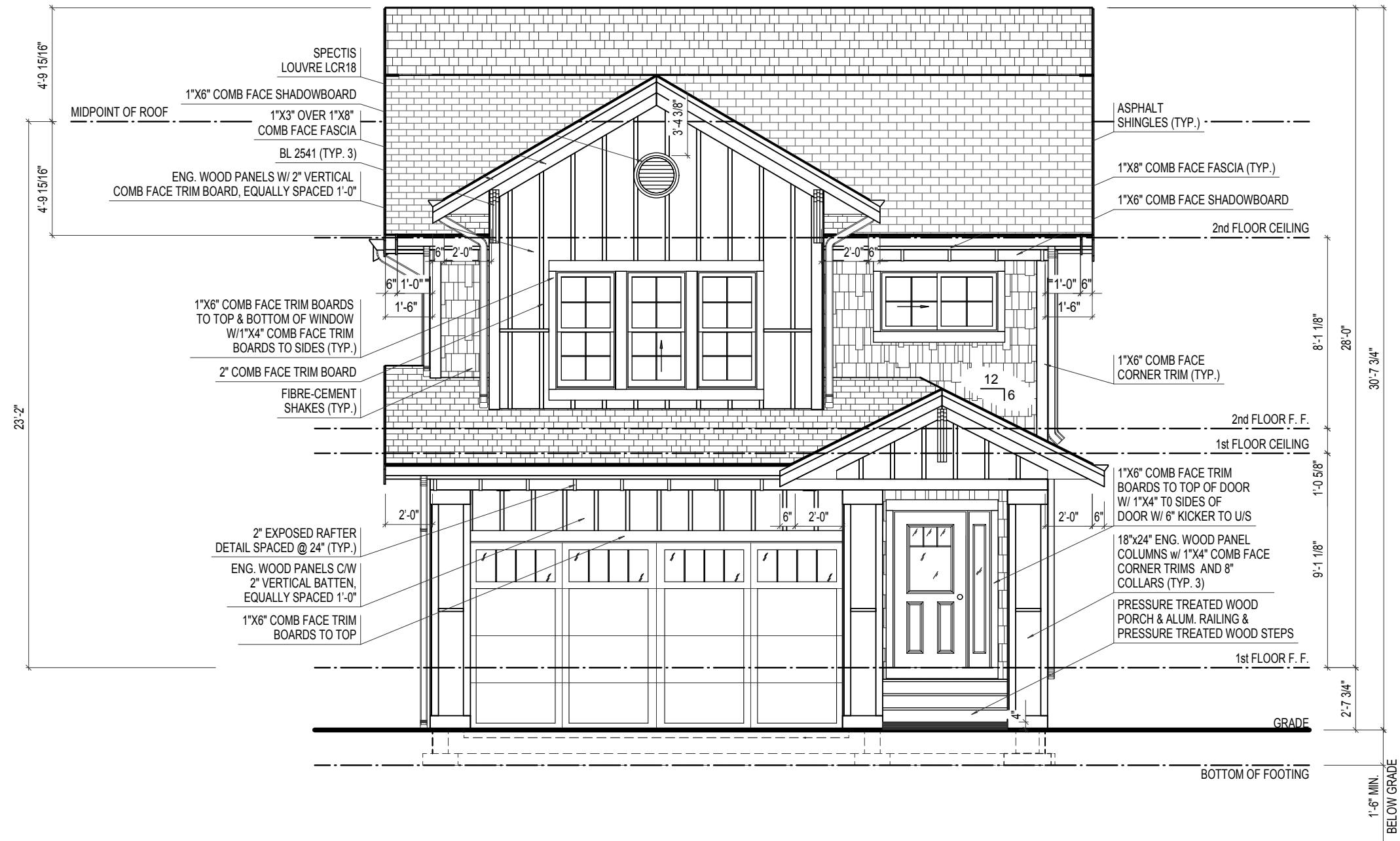


**DAYLIGHT CONDITION**



**WALKOUT CONDITION**

REV. NO.	DESIGN	DATE	REMARKS



# FRONT ELEVATION

1ST FLOOR: 874 SQ.FT.  
 2ND FLOOR: 1154 SQ.FT.  
 TOTAL HEATED: 2028 SQ.FT.  
 GARAGE: 388 SQ.FT.



SUITE 200, 1710 - 14th AVENUE NW  
 CALGARY, ALBERTA T2N 1M5  
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 GABLECRAFT HOMES

36FT NEVILLE FRONT ELEVATION E  
 MASTER  
 SUITE 200, 1710 - 14th AVENUE NW  
 CALGARY, ALBERTA T2N 1M5

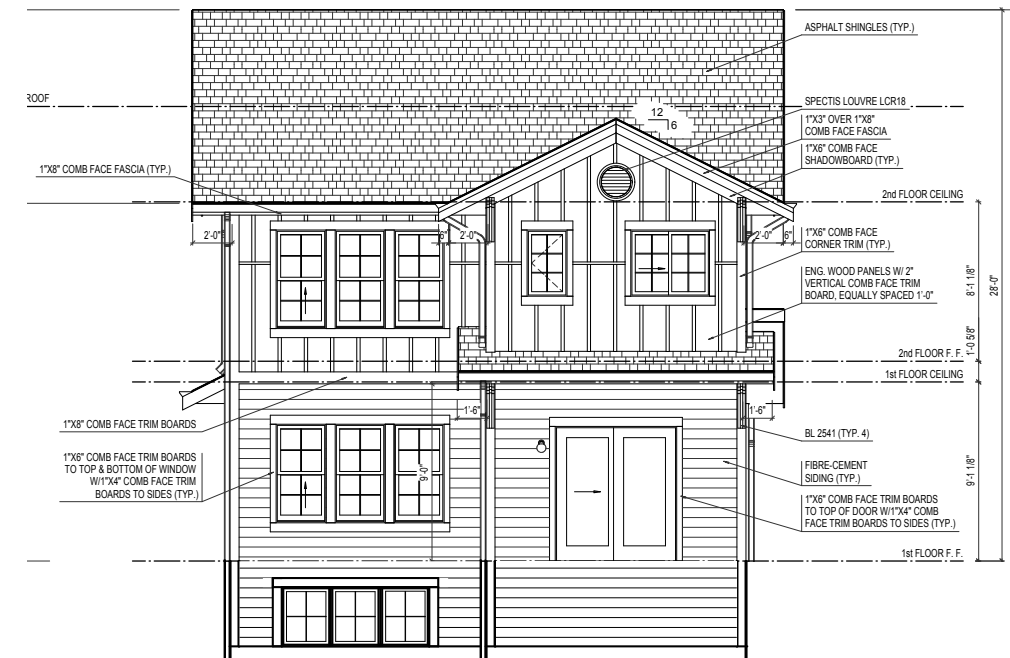
ROYAL BAY DP  
 FORM AND CHARACTER  
 SECTOR 7  
 SEPTEMBER 24, 2021

REV. NO.	DESIGN	DATE	REMARKS

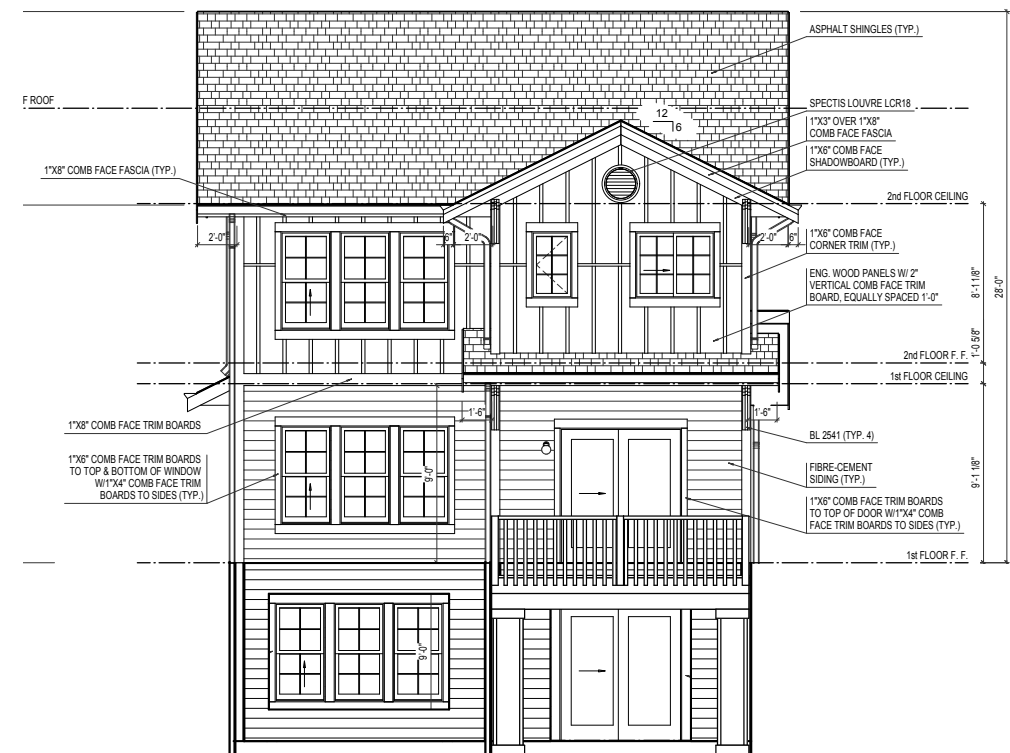
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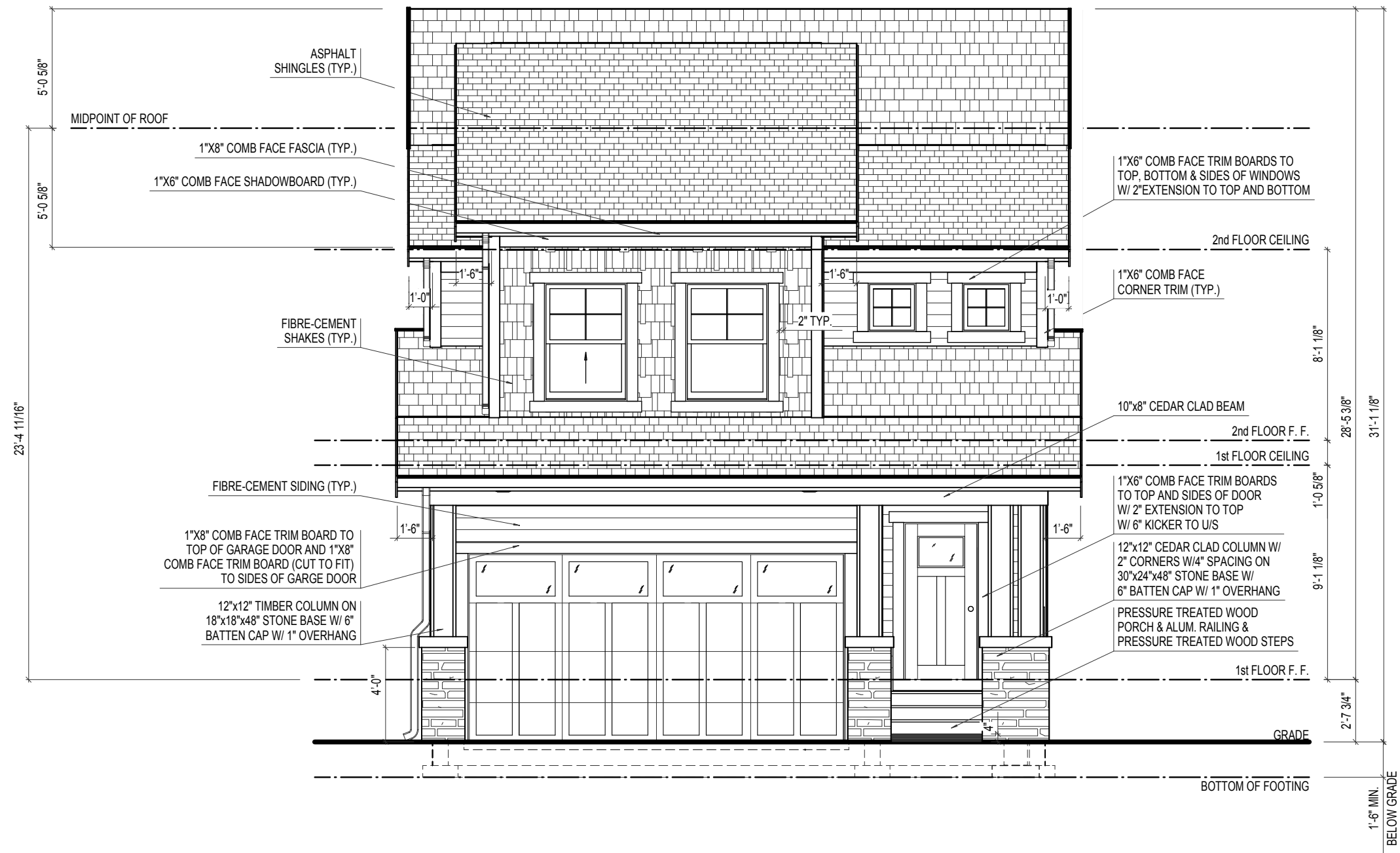


**DAYLIGHT CONDITION**



**WALKOUT CONDITION**

REV. NO.	DESIGN	DATE	REMARKS



# FRONT ELEVATION

1ST FLOOR: 874 SQ.FT.  
 2ND FLOOR: 1154 SQ.FT.  
 TOTAL HEATED: 2028 SQ.FT.  
 GARAGE: 388 SQ.FT.



SUITE 200, 1710 - 14th AVENUE NW  
 CALGARY, ALBERTA T2N 1M5  
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36FT NEVILLE FRONT ELEVATION F  
 MASTER  
 SUITE 200, 1710 - 14th AVENUE NW  
 CALGARY, ALBERTA T2N 1M5

ROYAL BAY DP  
 FORM AND CHARACTER  
 SECTOR 7  
 SEPTEMBER 24, 2021

REV. NO.	DESIGN	DATE	REMARKS

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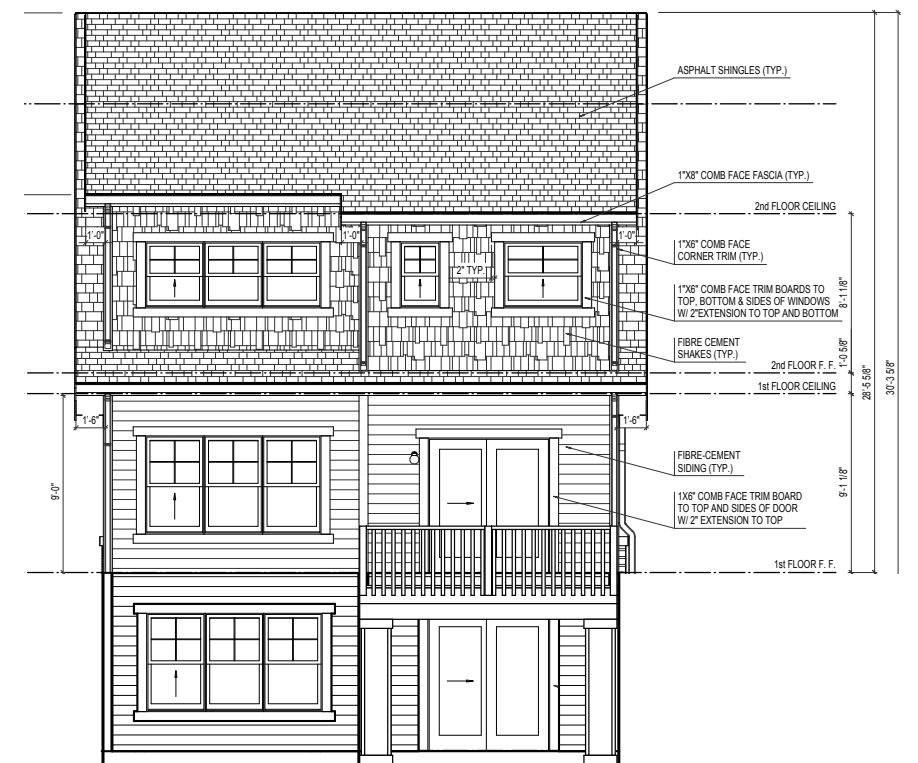
2021-09-21



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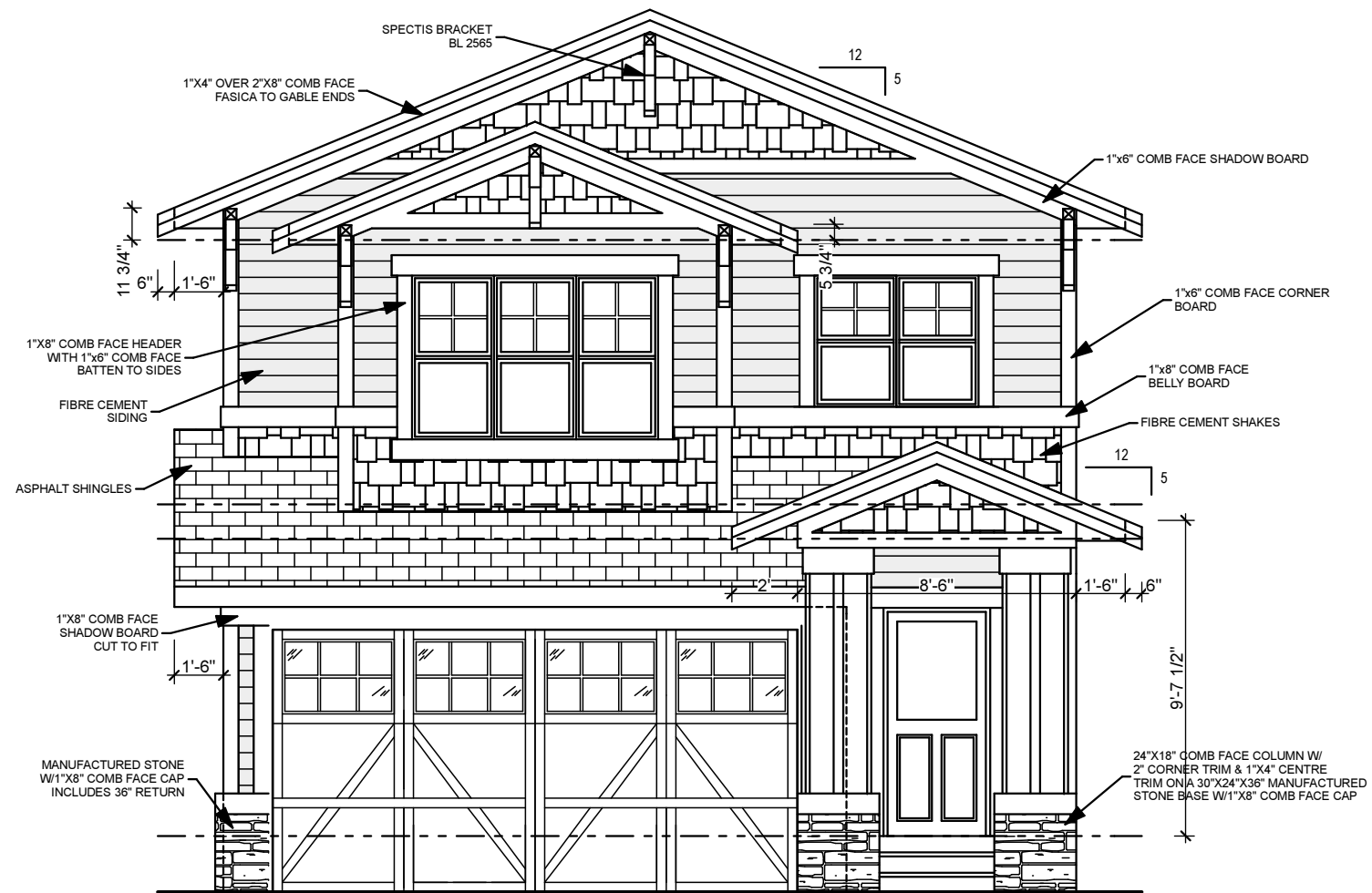


**DAYLIGHT CONDITION**



**WALKOUT CONDITION**

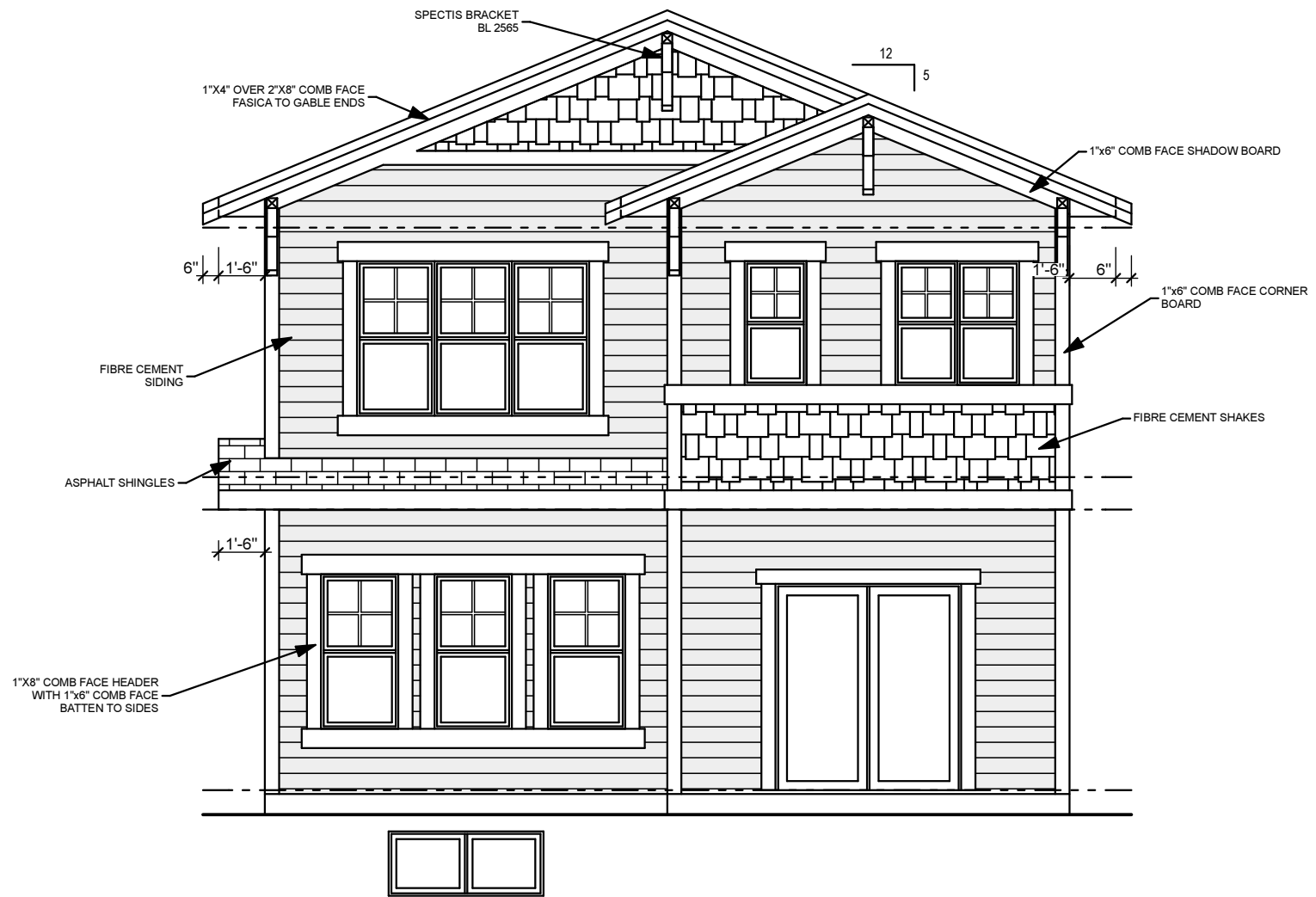
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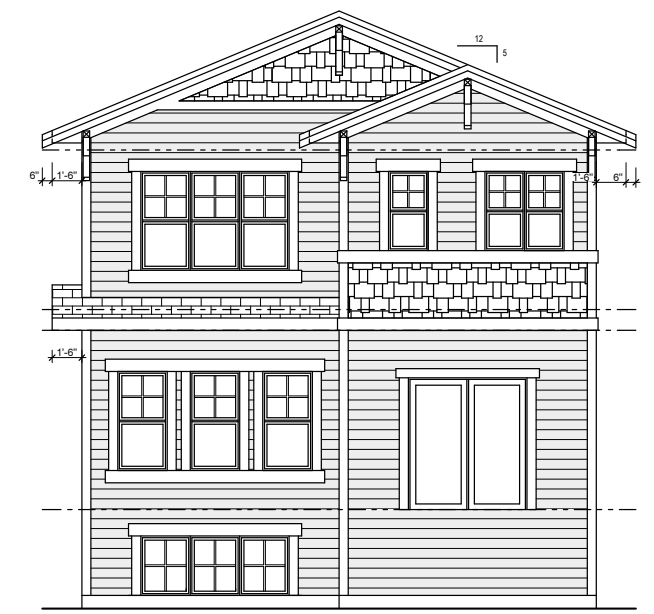
# FRONT ELEVATION

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 2ND FLOOR: 1154 SQ. FT.  
 TOTAL HEATED: 2028 SQ. FT.  
 GARAGE: 388 SQ. FT.

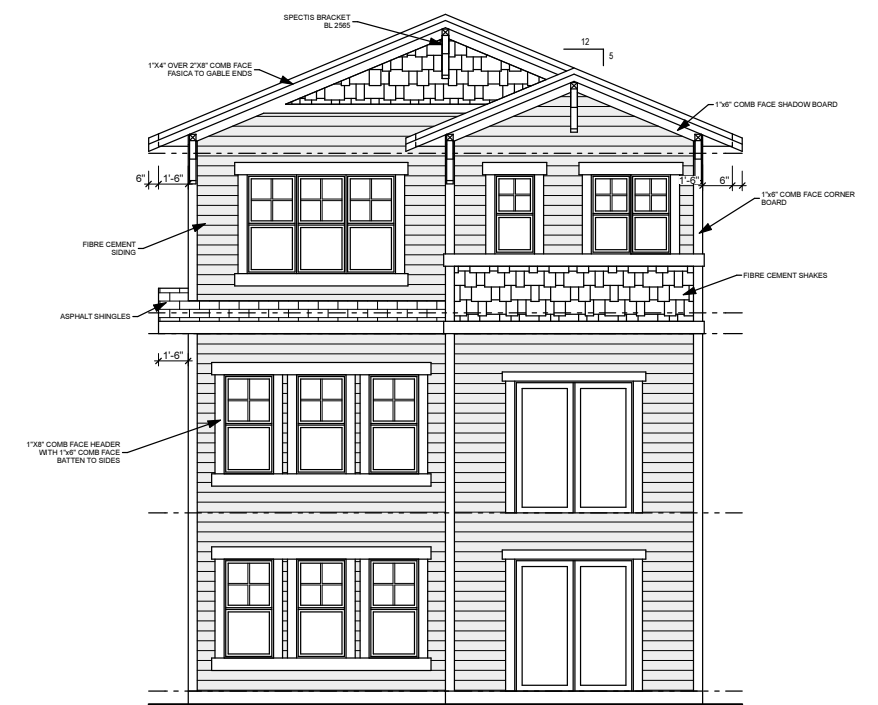
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**REAR ELEVATION**



**DAYLIGHT CONDITION**



**WALKOUT CONDITION**



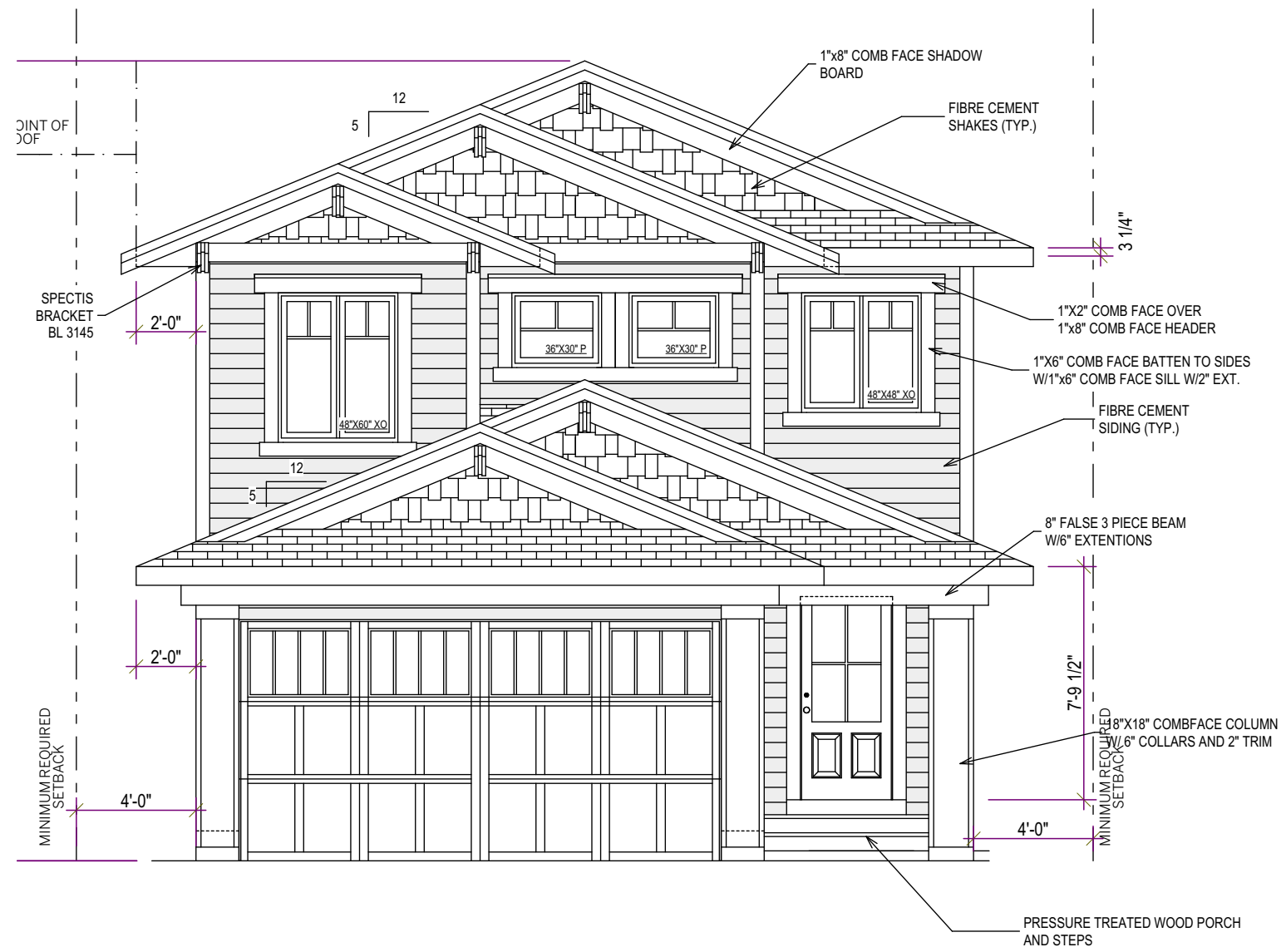
SUITE 200, 1710 - 14th AVENUE NW  
 CALGARY, ALBERTA T2N 1M5  
 GABLECRAFT HOMES RESERVES ALL RIGHTS  
 INCLUDING THAT OF REPRODUCTION  
 OF THIS PUBLISHED PLAN  
 GABLECRAFT HOMES

36FT NEVILLE REAR ELEVATION G  
 MASTER  
 SUITE 200, 1710 - 14th AVENUE NW  
 CALGARY, ALBERTA T2N 1M5

ROYAL BAY DP  
 FORM AND CHARACTER  
 SECTOR 7  
 SEPTEMBER 24, 2021

REV. NO.	DESIGN	DATE	REMARKS

SHEET NUMBER  
**A20.08**  
 2021-09-21



# FRONT ELEVATION

1ST FLOOR: 1054 SQ. FT.  
 2ND FLOOR: 1208 SQ. FT.  
 TOTAL HEATED: 2262 SQ. FT.  
 GARAGE: 415 SQ. FT.



SUITE 200, 1710 - 14th AVENUE NW  
 CALGARY, ALBERTA T2N 1M5  
 GABLECRAFT HOMES RESERVES ALL RIGHTS  
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 OF THIS PUBLISHED PLAN  
 GABLECRAFT HOMES

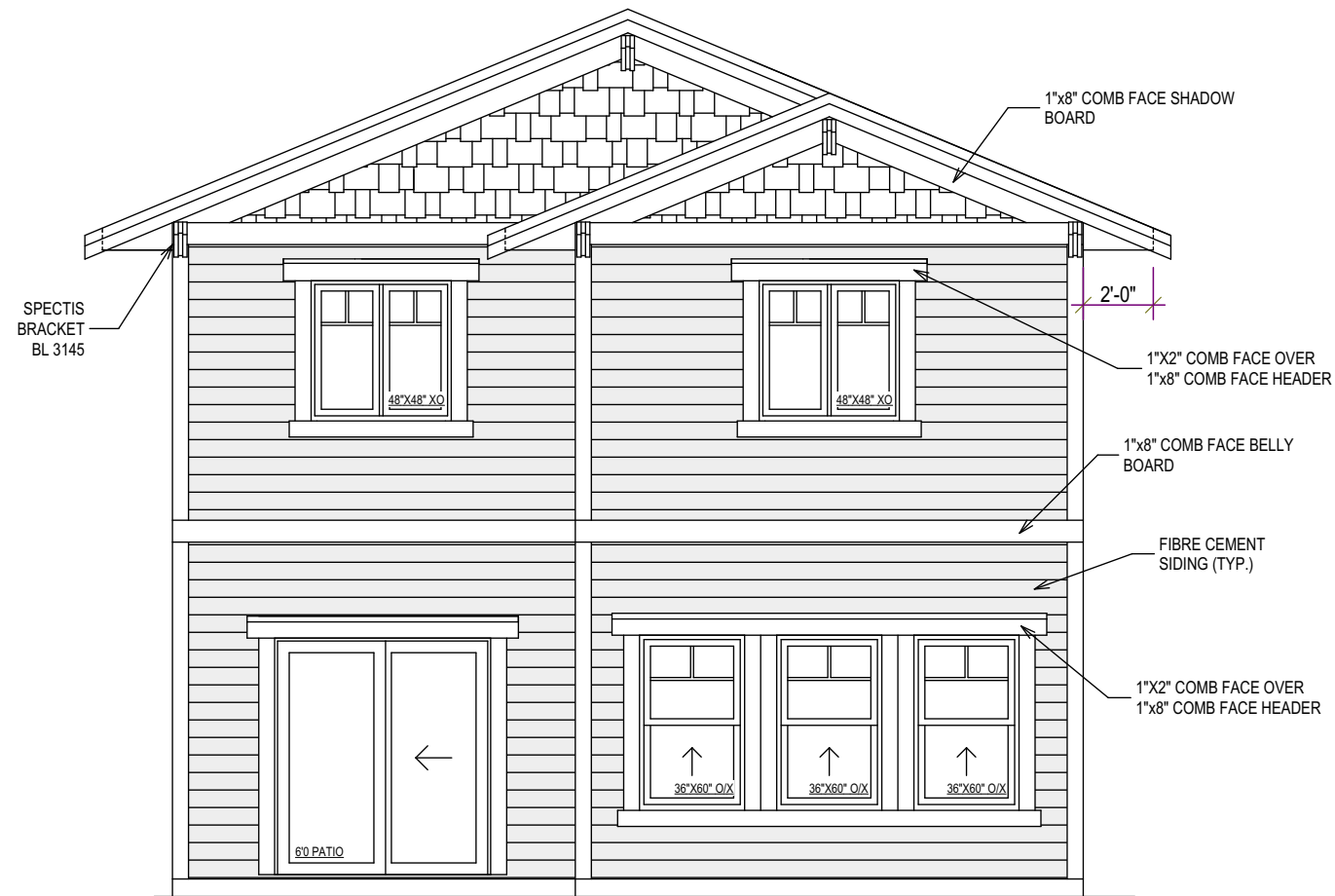
36FT SHEFFIELD FRONT ELEVATION A  
 MASTER  
 SUITE 200, 1710 - 14th AVENUE NW  
 CALGARY, ALBERTA T2N 1M5

ROYAL BAY DP  
 FORM AND CHARACTER  
 SECTOR 7  
 SEPTEMBER 24, 2021

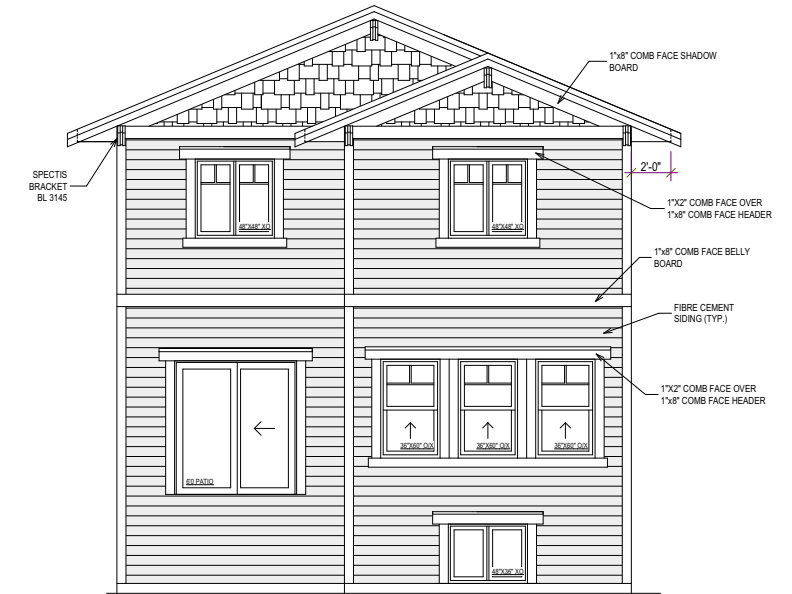
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 2021-09-21

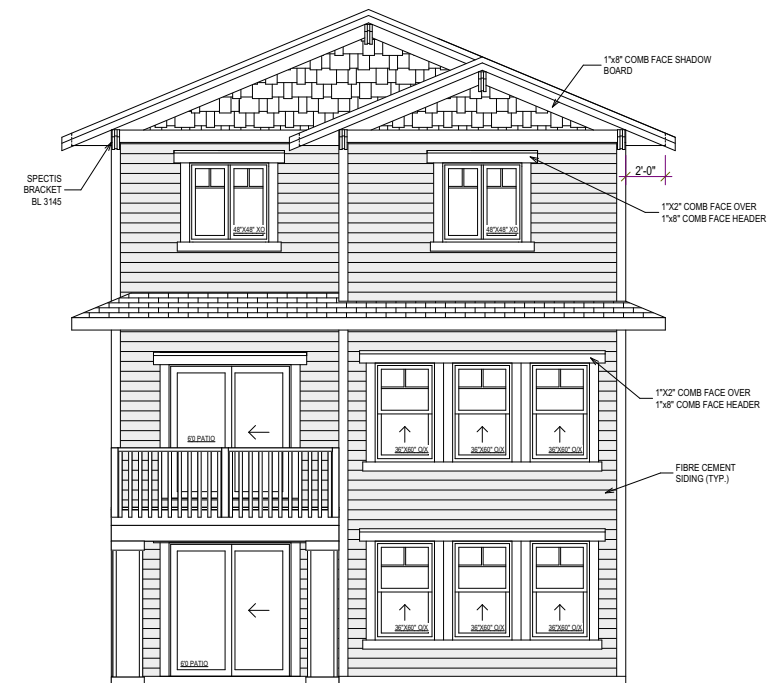




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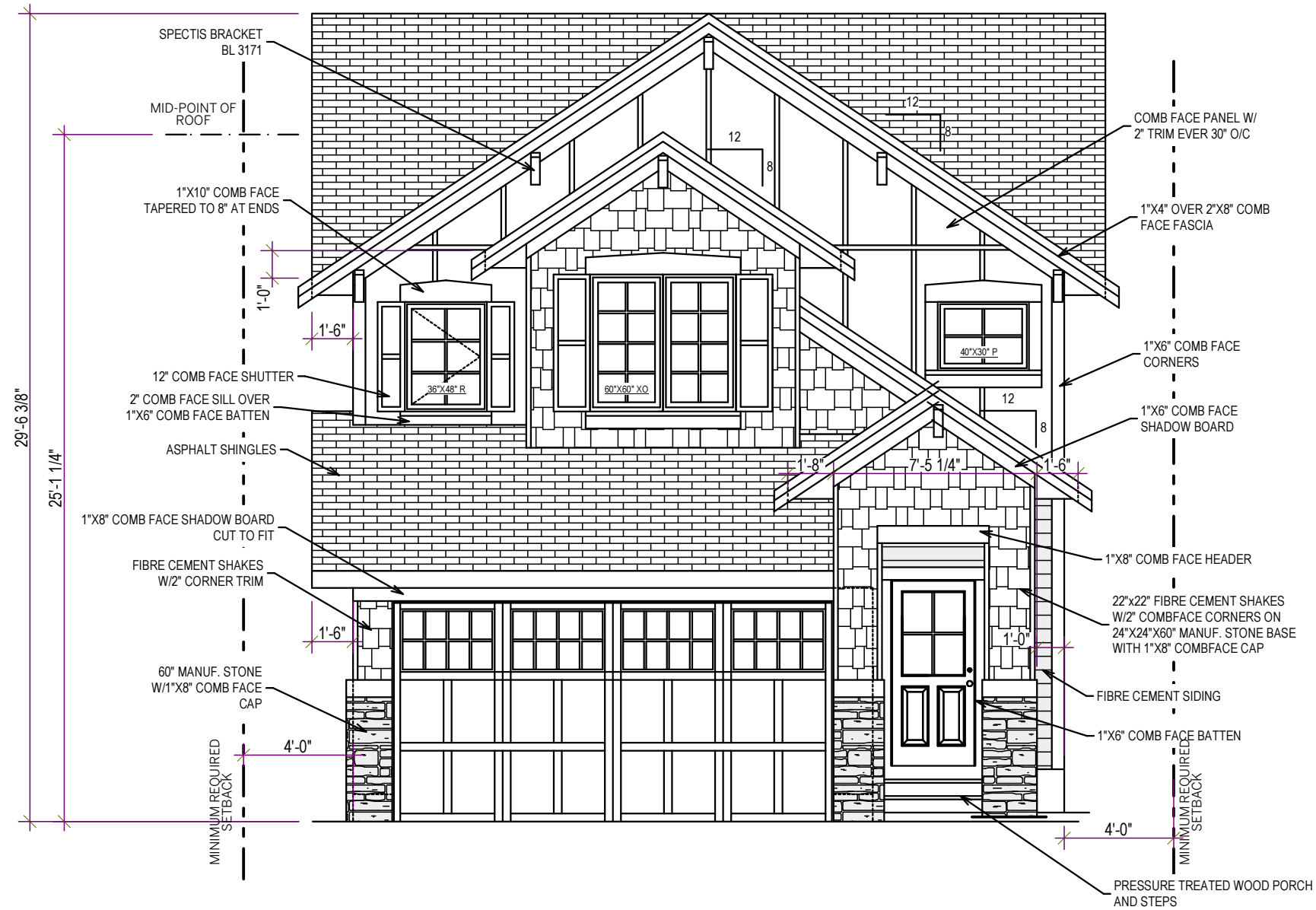


**DAYLIGHT CONDITION**



**WALKOUT CONDITION**

REV. NO.	DESIGN	DATE	REMARKS



# FRONT ELEVATION

1ST FLOOR: 1054 SQ. FT.  
 2ND FLOOR: 1209 SQ. FT.  
 TOTAL HEATED: 2263 SQ. FT.  
 GARAGE: 415 SQ. FT.

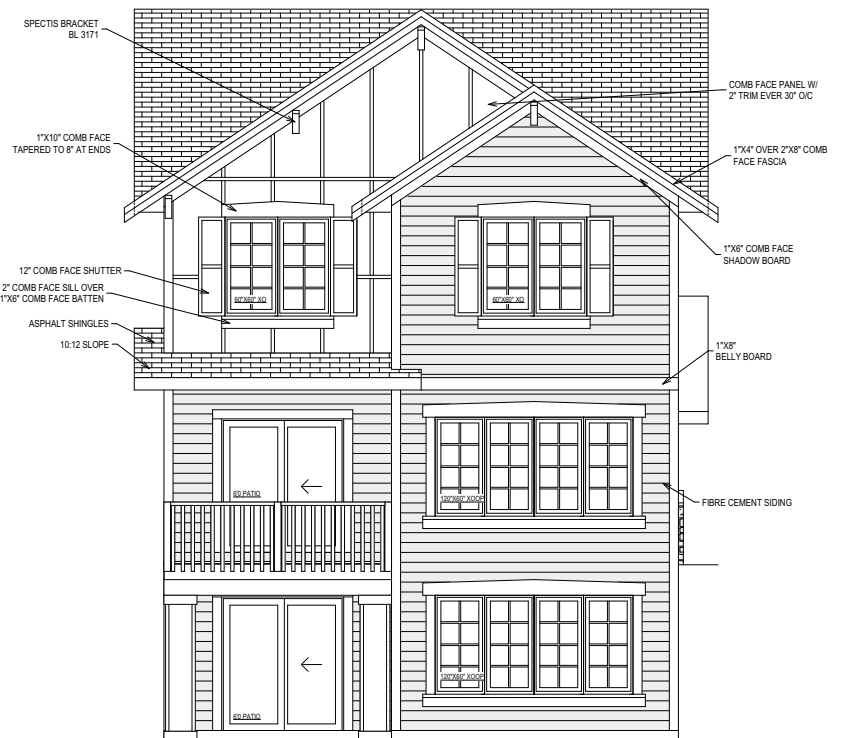
REV. NO.	DESIGN	DATE	REMARKS



**REAR ELEVATION**

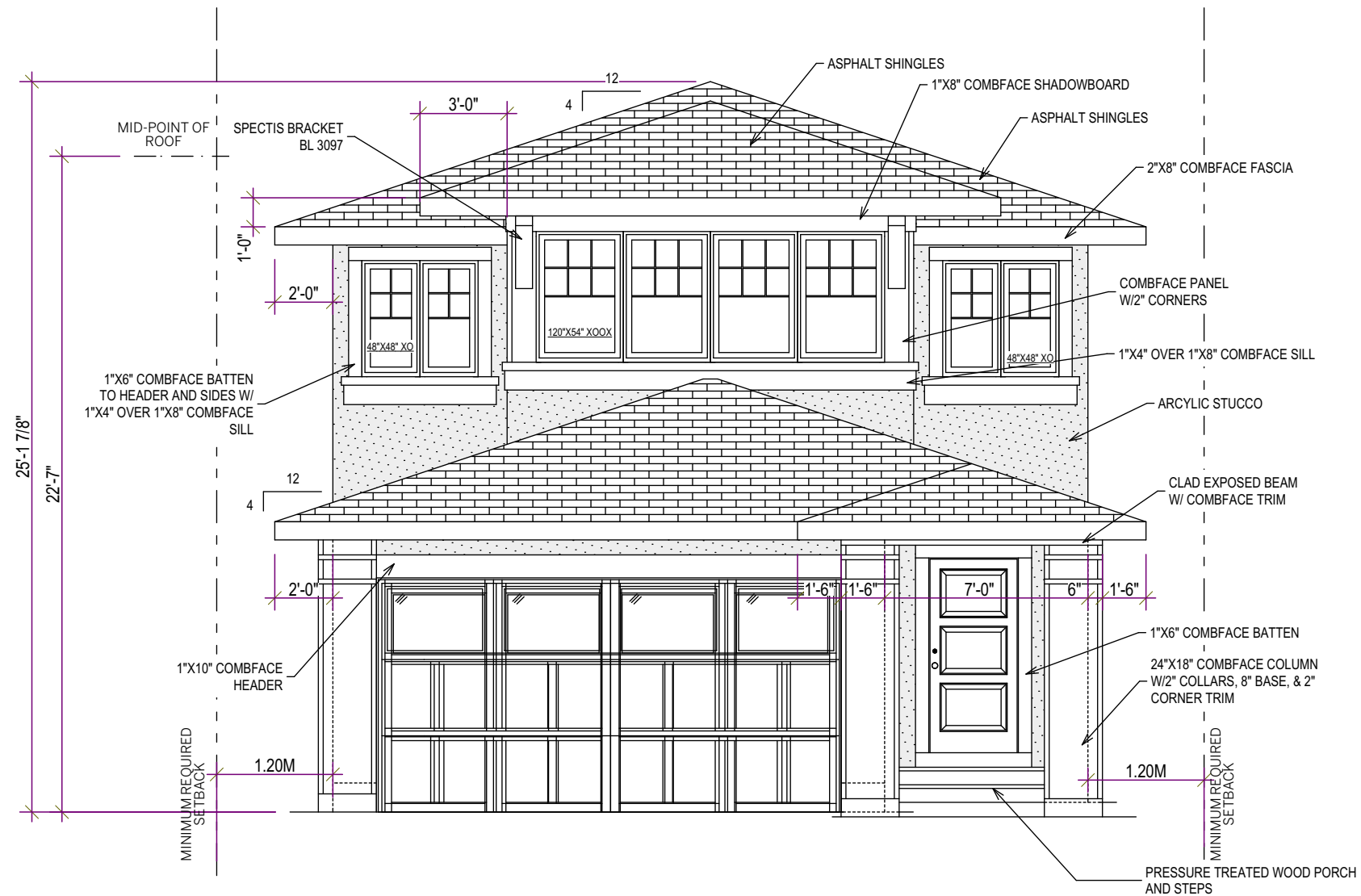


**DAYLIGHT CONDITION**



**WALKOUT CONDITION**

REV. NO.	DESIGN	DATE	REMARKS



# FRONT ELEVATION

1ST FLOOR: 1054 SQ. FT.  
 2ND FLOOR: 1208 SQ. FT.  
 TOTAL HEATED: 2262 SQ. FT.  
 GARAGE: 415 SQ. FT.

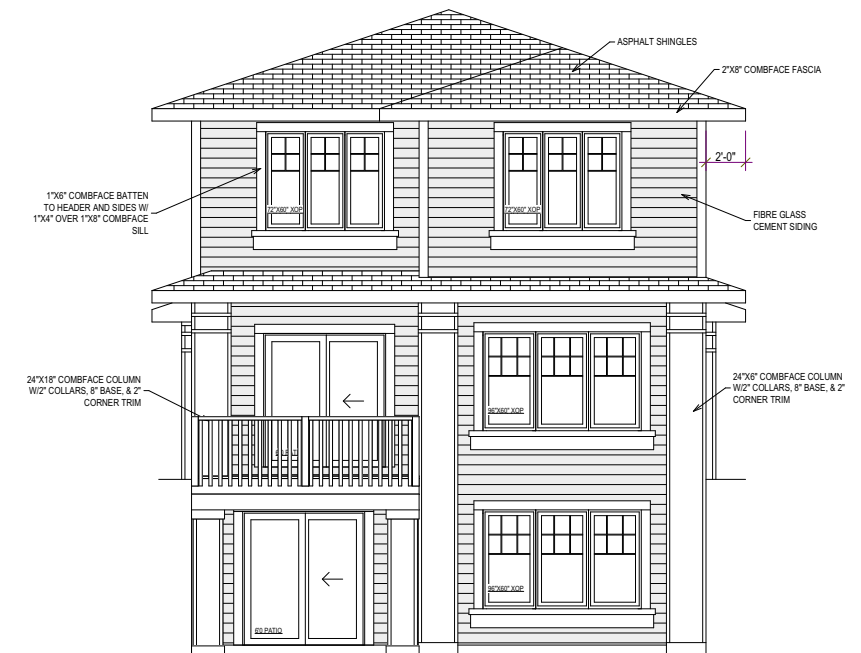
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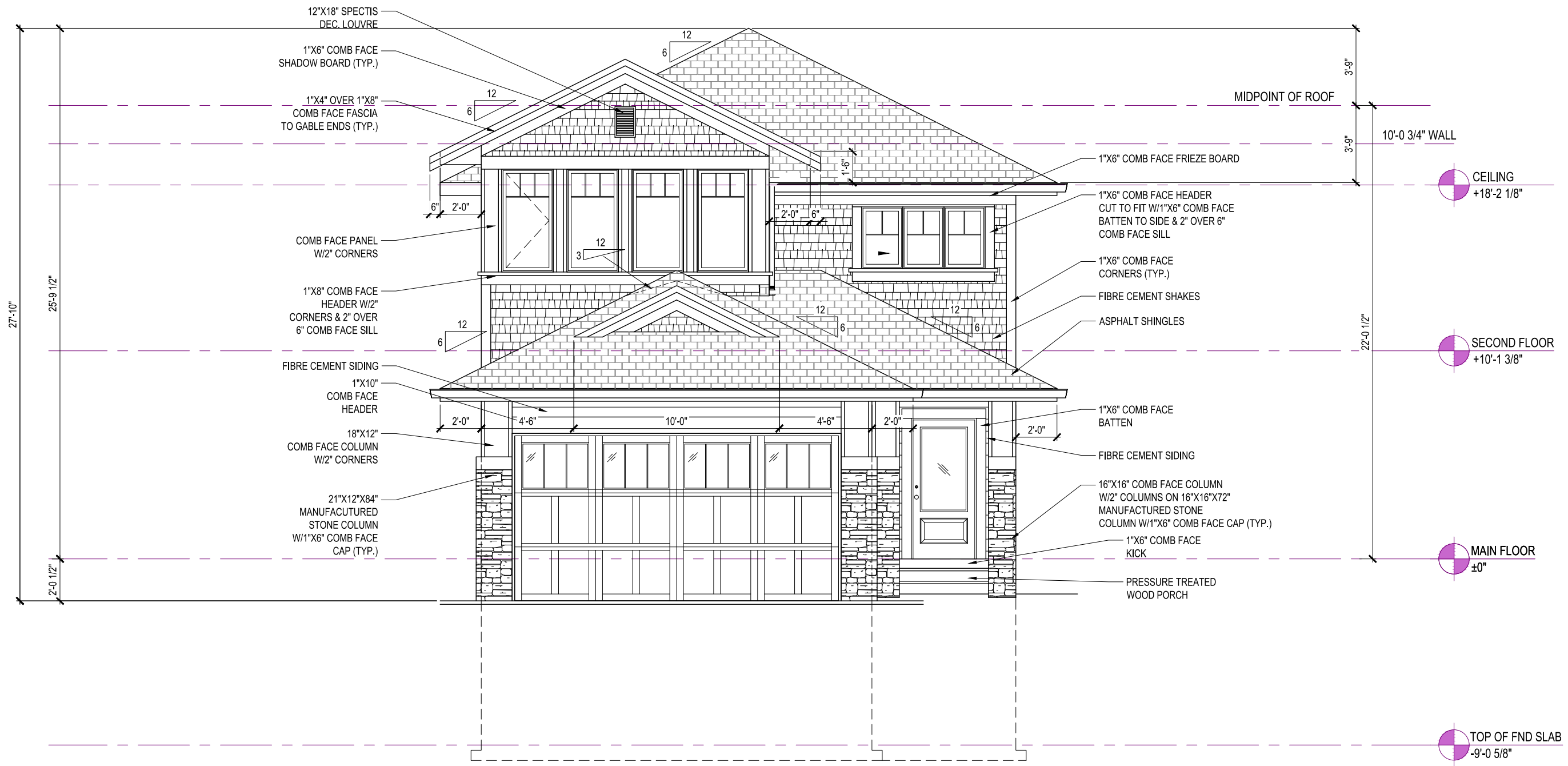


**DAYLIGHT CONDITION**



**WALKOUT CONDITION**

REV. NO.	DESIGN	DATE	REMARKS



# FRONT ELEVATION

1ST FLOOR: 849 SQ. FT.  
 2ND FLOOR: 1011 SQ. FT.  
 TOTAL HEATED: 1860 SQ. FT.  
 GARAGE: 439 SQ. FT.



SUITE 200, 1710 - 14th AVENUE NW  
 CALGARY, ALBERTA T2N 1M5  
 GABLECRAFT HOMES RESERVES ALL RIGHTS  
 INCLUDING THAT OF REPRODUCTION  
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 GABLECRAFT HOMES

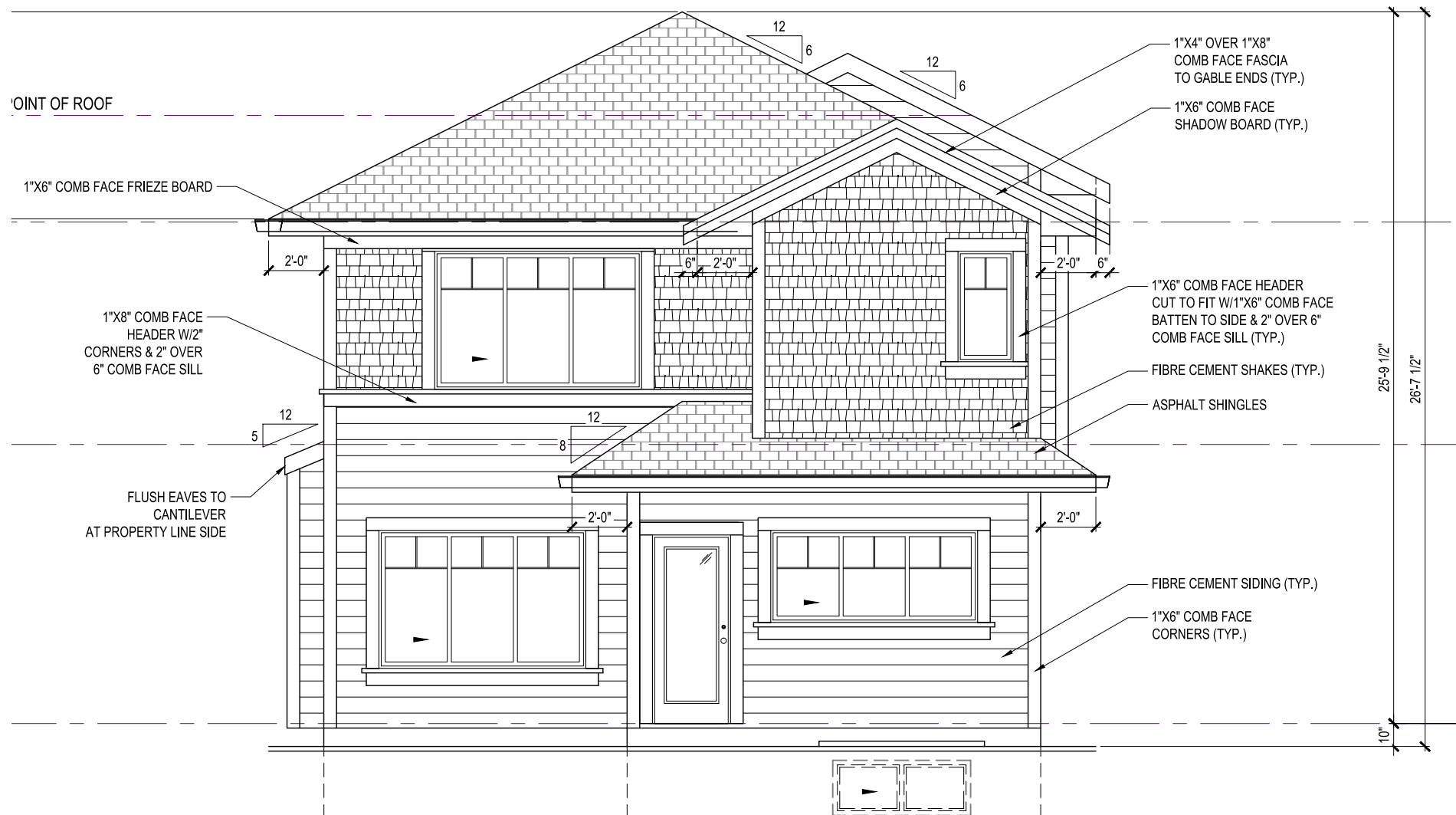
36FT MARKHAM FRONT ELEVATION A  
 MASTER  
 SUITE 200, 1710 - 14th AVENUE NW  
 CALGARY, ALBERTA T2N 1M5

ROYAL BAY DP  
 FORM AND CHARACTER  
 SECTOR 7  
 SEPTEMBER 24, 2021

REV. NO.	DESIGN	DATE	REMARKS

SHEET NUMBER  
**A20.15**

2021-09-21



**REAR ELEVATION**

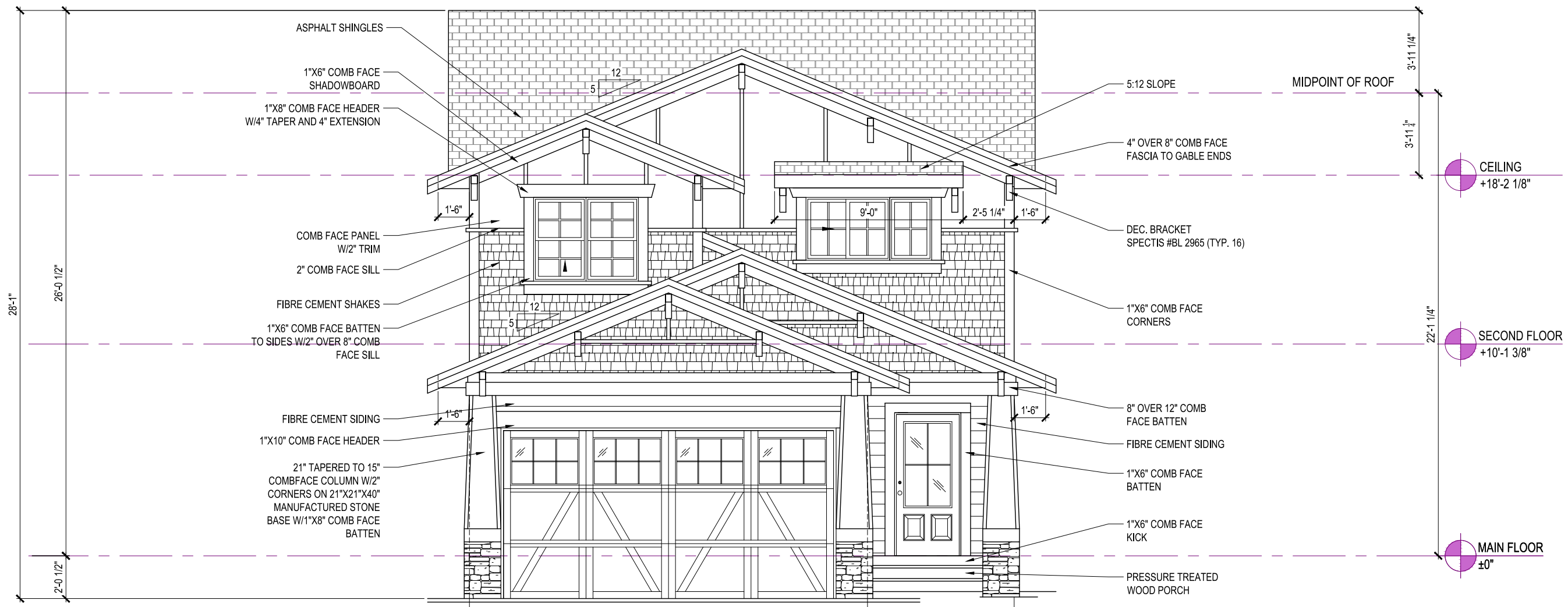


**DAYLIGHT CONDITION**



**WALKOUT CONDITION**

REV. NO.	DESIGN	DATE	REMARKS



# FRONT ELEVATION

1ST FLOOR: 849 SQ. FT.  
 2ND FLOOR: 1012 SQ. FT.  
 TOTAL HEATED: 1861 SQ. FT.  
 GARAGE: 439 SQ. FT.



SUITE 200, 1710 - 14th AVENUE NW  
 CALGARY, ALBERTA T2N 1M5  
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 GABLECRAFT HOMES

36FT MARKHAM FRONT ELEVATION B  
 MASTER  
 SUITE 200, 1710 - 14th AVENUE NW  
 CALGARY, ALBERTA T2N 1M5

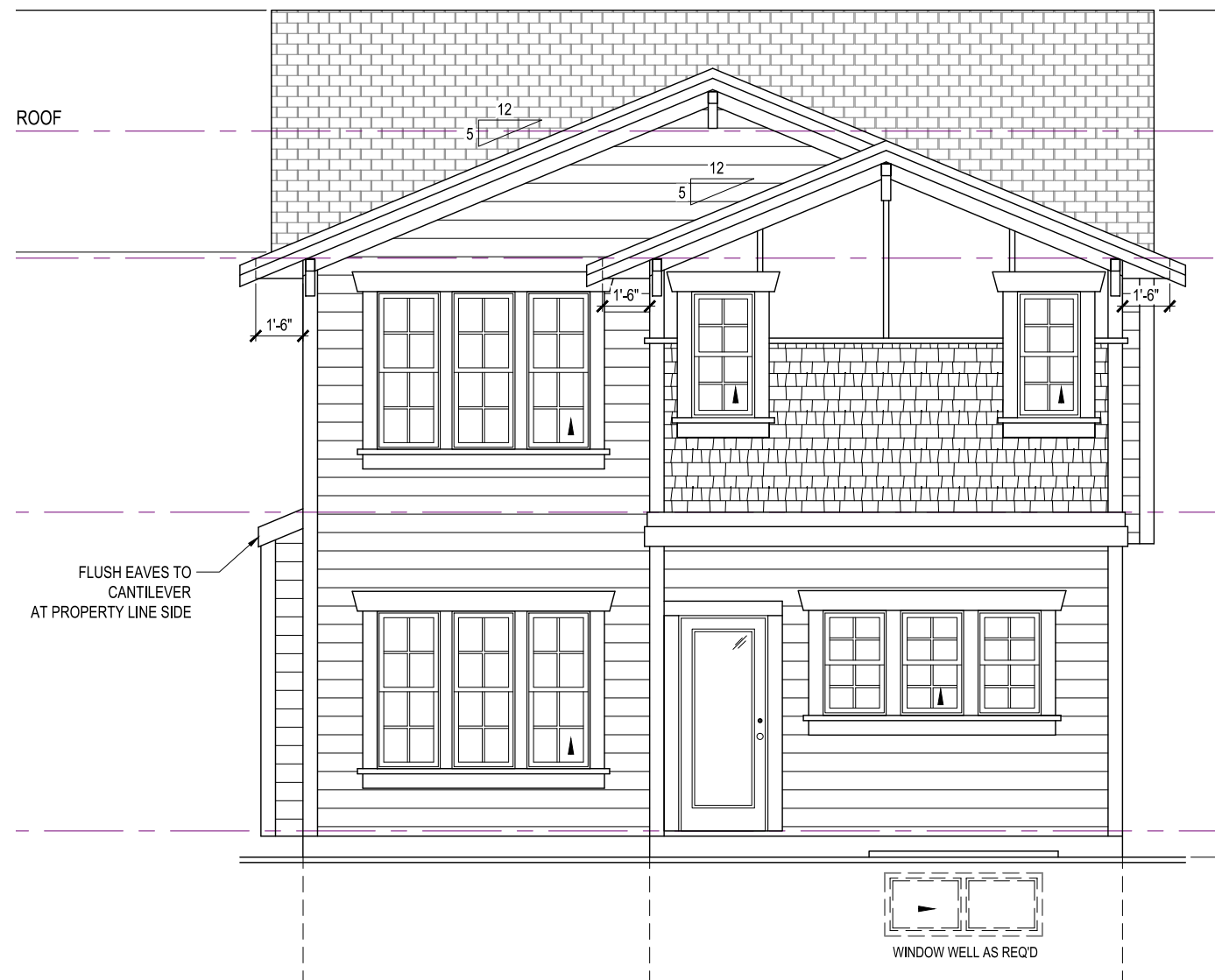
ROYAL BAY DP  
 FORM AND CHARACTER  
 SECTOR 7  
 SEPTEMBER 24, 2021

REV. NO.	DESIGN	DATE	REMARKS

SHEET NUMBER  
**A20.17**

2021-09-21





# REAR ELEVATION

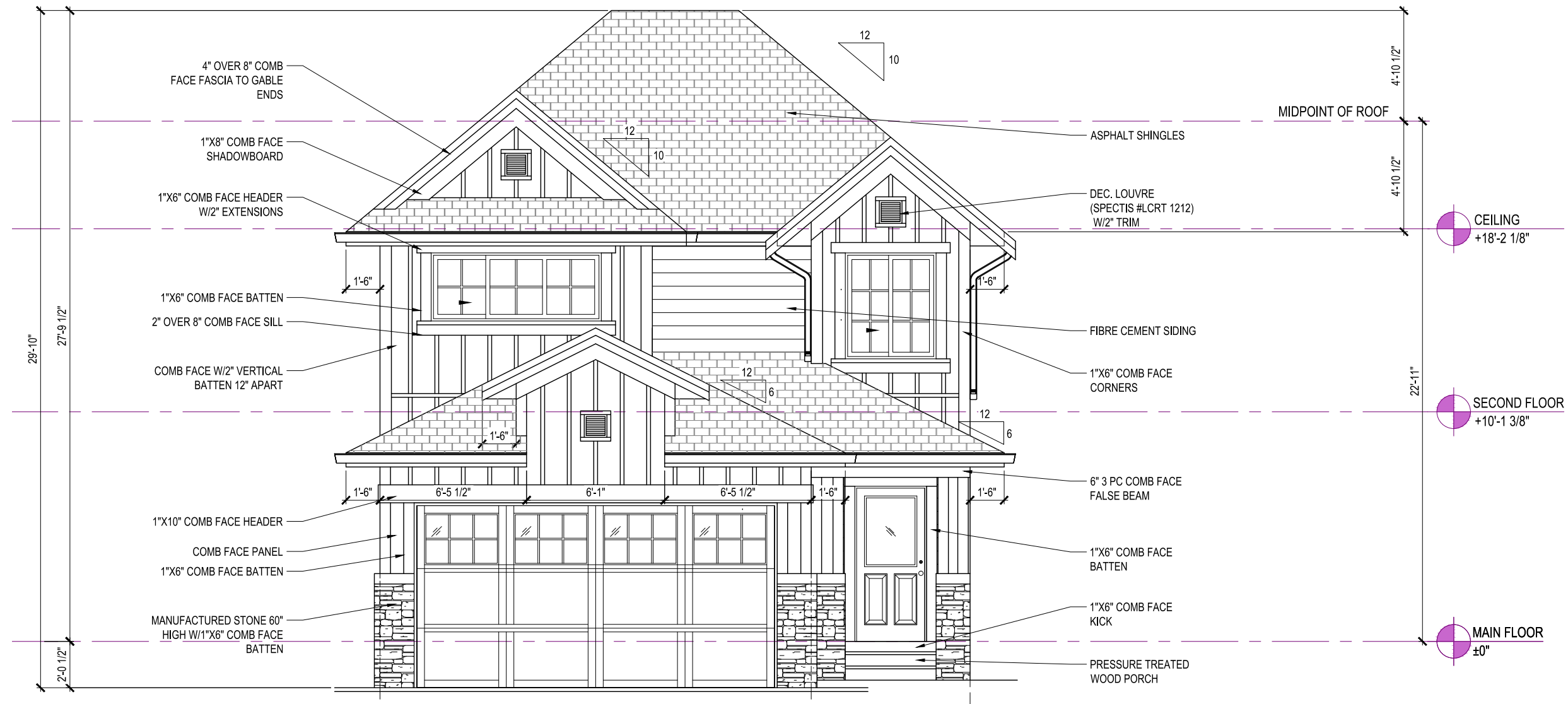


# DAYLIGHT CONDITION



# WALKOUT CONDITION

REV. NO.	DESIGN	DATE	REMARKS



# FRONT ELEVATION

1ST FLOOR: 849 SQ. FT.  
 2ND FLOOR: 1015 SQ. FT.  
 TOTAL HEATED: 1864 SQ. FT.  
 GARAGE: 439 SQ. FT.



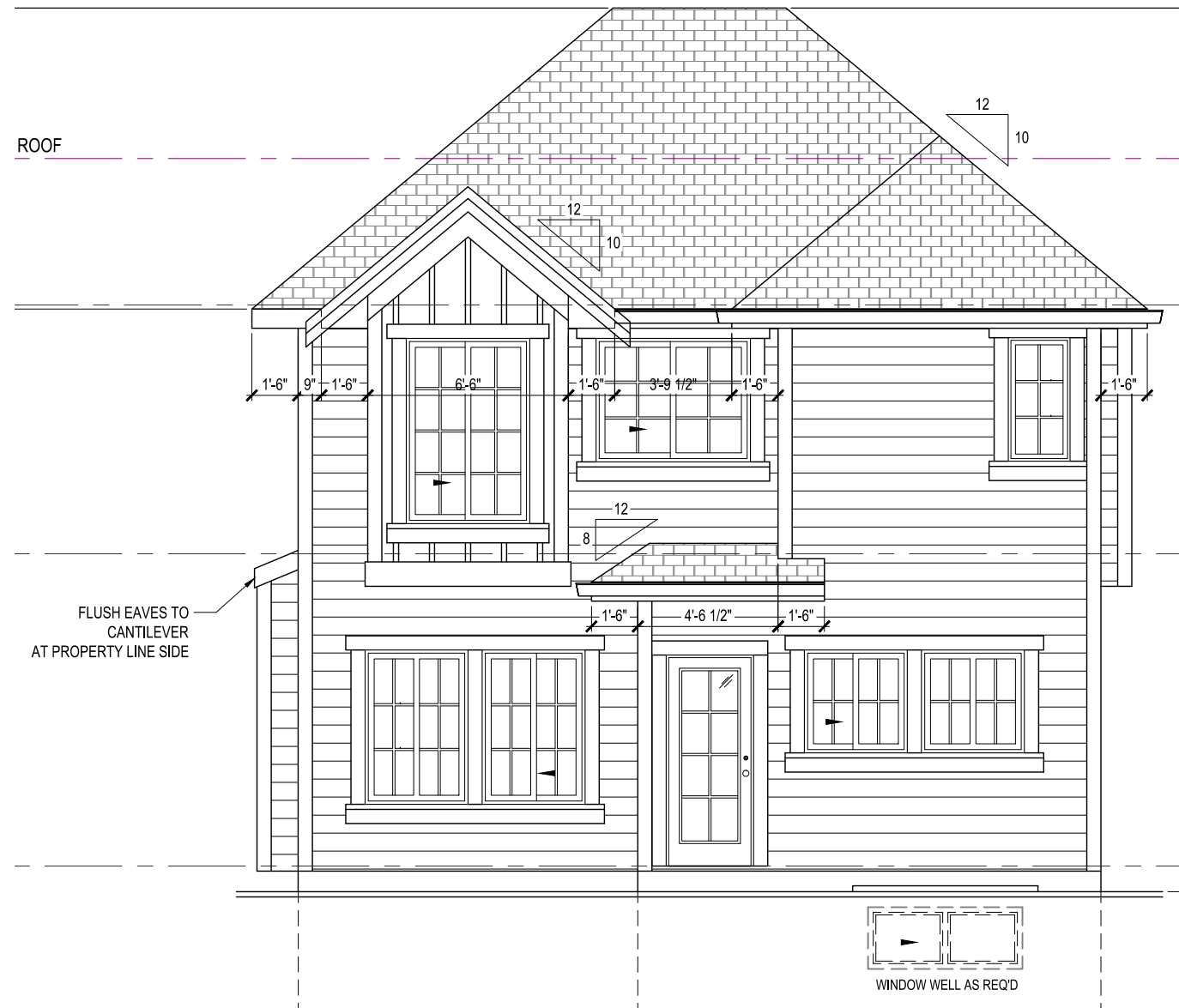
SUITE 200, 1710 - 14th AVENUE NW  
 CALGARY, ALBERTA T2N 1M5  
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36FT MARKHAM FRONT ELEVATION C  
 MASTER  
 SUITE 200, 1710 - 14th AVENUE NW  
 CALGARY, ALBERTA T2N 1M5

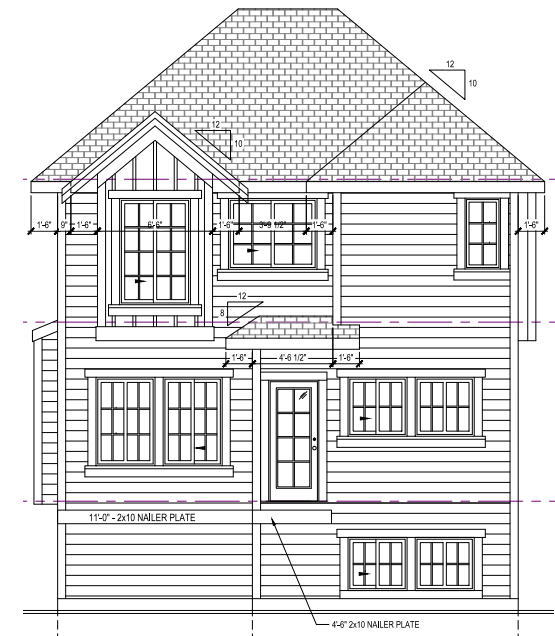
ROYAL BAY DP  
 FORM AND CHARACTER  
 SECTOR 7  
 SEPTEMBER 24, 2021

REV. NO.	DESIGN	DATE	REMARKS

SHEET NUMBER  
**A20.19**  
 2021-09-21



**REAR ELEVATION**

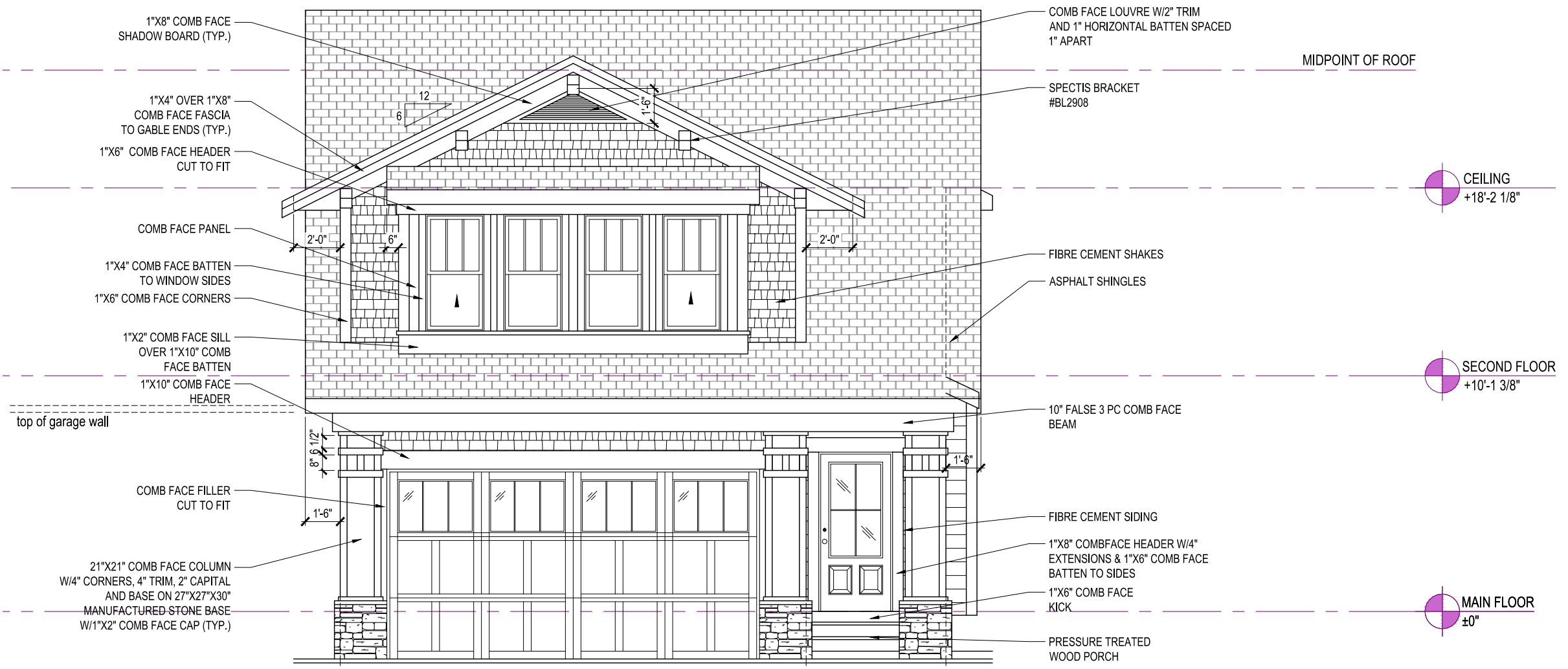


**DAYLIGHT CONDITION**



**WALKOUT CONDITION**

REV. NO.	DESIGN	DATE	REMARKS



# FRONT ELEVATION

1ST FLOOR: 1053 SQ. FT.  
 2ND FLOOR: 1454 SQ. FT.  
 TOTAL HEATED: 2507 SQ. FT.  
 GARAGE: 432 SQ. FT.



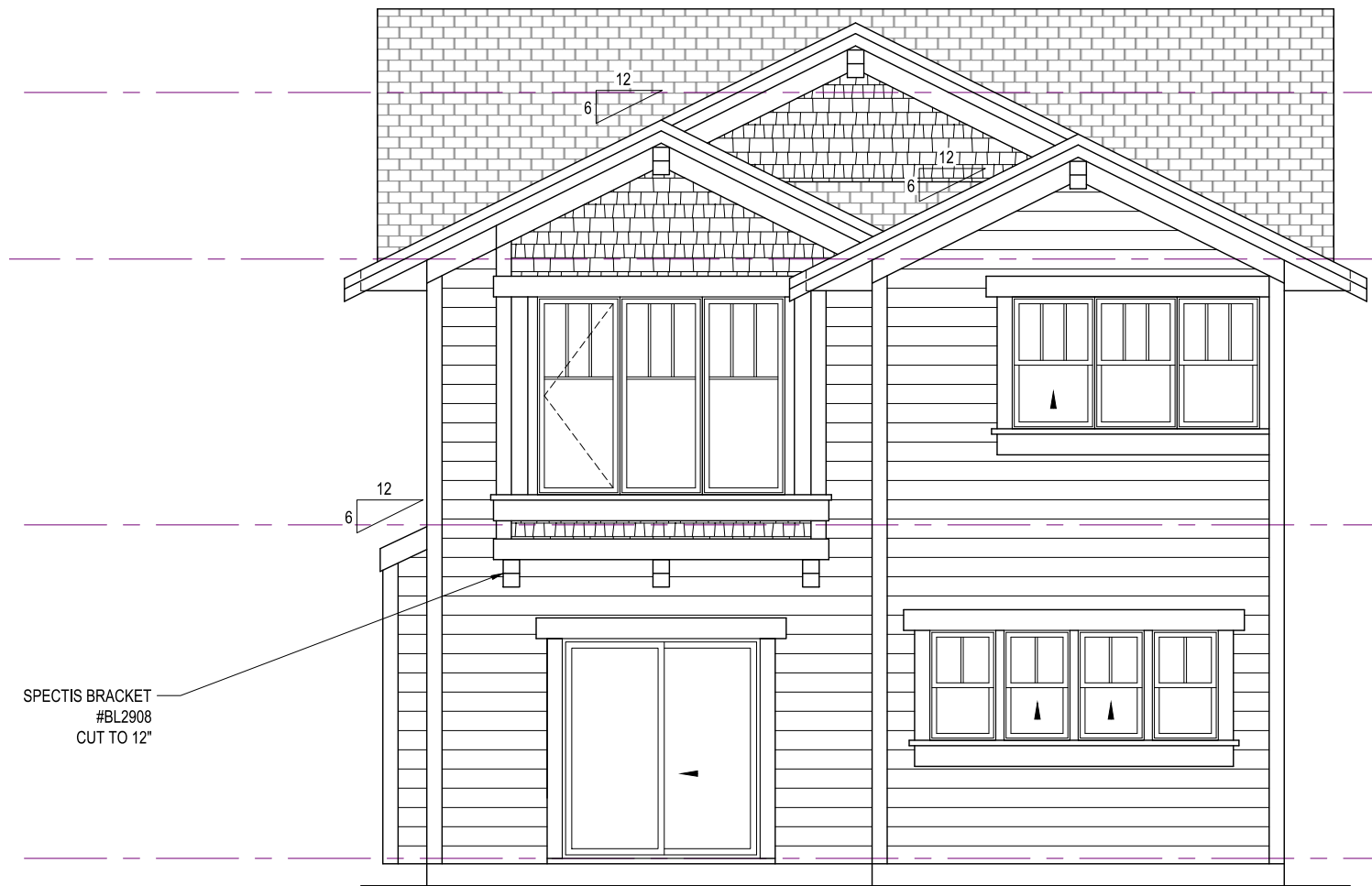
SUITE 200, 1710 - 14th AVENUE NW  
 CALGARY, ALBERTA T2N 1M5  
 GABLECRAFT HOMES RESERVES ALL RIGHTS  
 INCLUDING THAT OF REPRODUCTION  
 OF THIS PUBLISHED PLAN  
 GABLECRAFT HOMES

36FT LINCOLN FRONT ELEVATION A  
 MASTER  
 SUITE 200, 1710 - 14th AVENUE NW  
 CALGARY, ALBERTA T2N 1M5

ROYAL BAY DP  
 FORM AND CHARACTER  
 SECTOR 7  
 SEPTEMBER 24, 2021

REV. NO.	DESIGN	DATE	REMARKS

SHEET NUMBER  
**A20.21**  
 2021-09-21



**REAR ELEVATION**

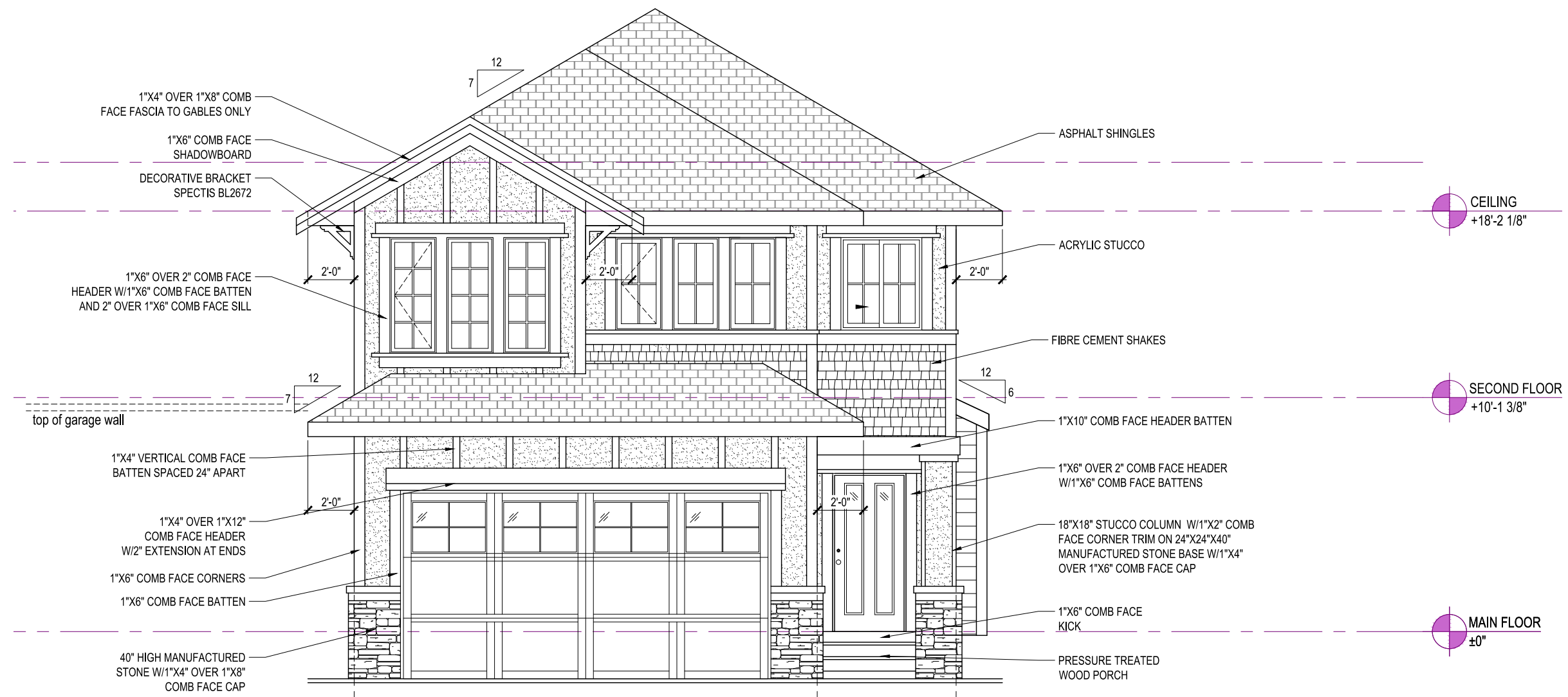


**DAYLIGHT CONDITION**



**WALKOUT CONDITION**

REV. NO.	DESIGN	DATE	REMARKS



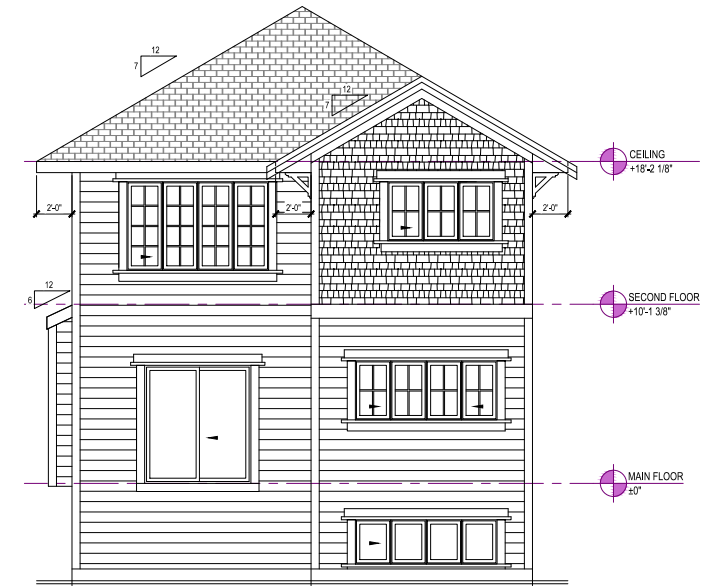
# FRONT ELEVATION

1ST FLOOR: 1053 SQ. FT.  
 2ND FLOOR: 1454 SQ. FT.  
 TOTAL HEATED: 2507 SQ. FT.  
 GARAGE: 432 SQ. FT.

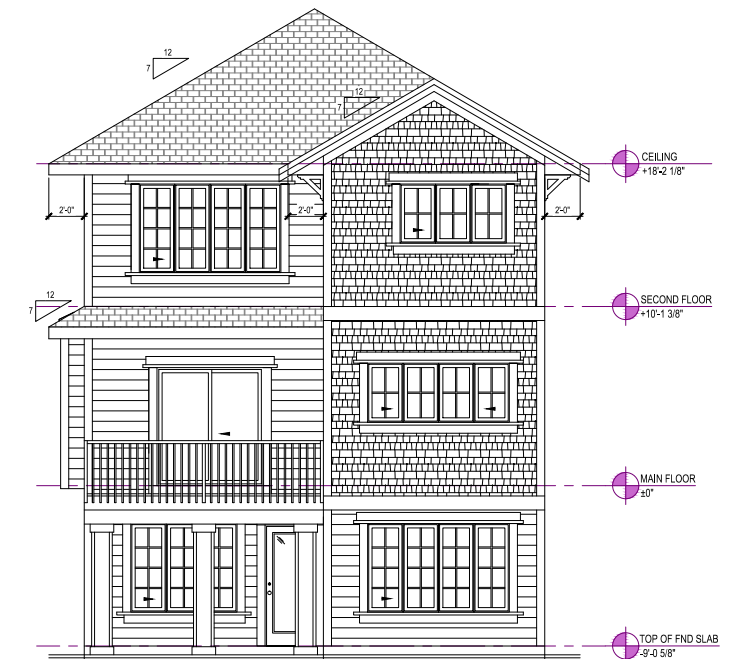
REV. NO.	DESIGN	DATE	REMARKS



**REAR ELEVATION**

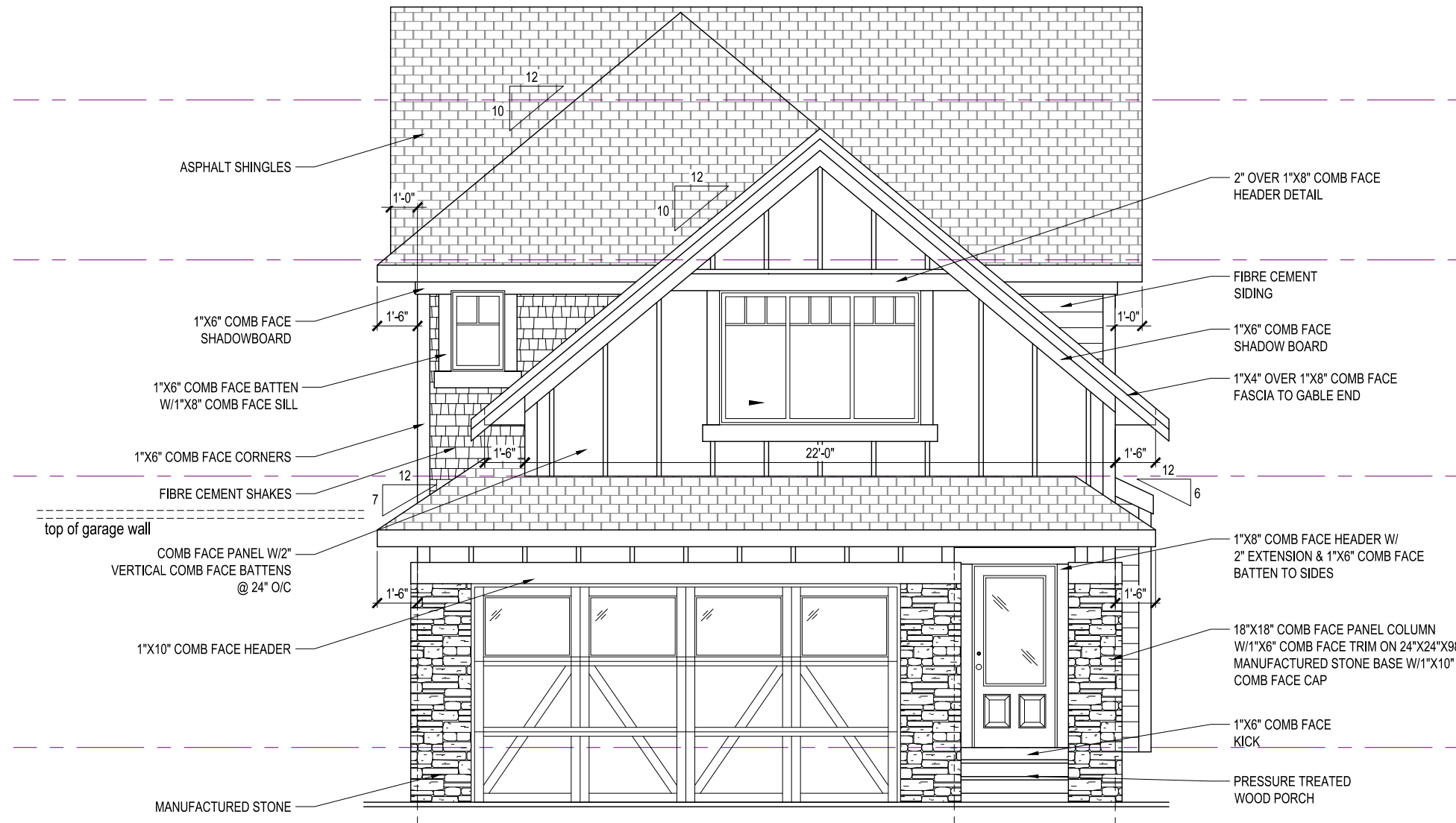


**DAYLIGHT CONDITION**



**WALKOUT CONDITION**

REV. NO.	DESIGN	DATE	REMARKS



# FRONT ELEVATION

1ST FLOOR: 1053 SQ. FT.  
 2ND FLOOR: 1456 SQ. FT.  
 TOTAL HEATED: 2509 SQ. FT.  
 GARAGE: 432 SQ. FT.

REV. NO.	DESIGN	DATE	REMARKS

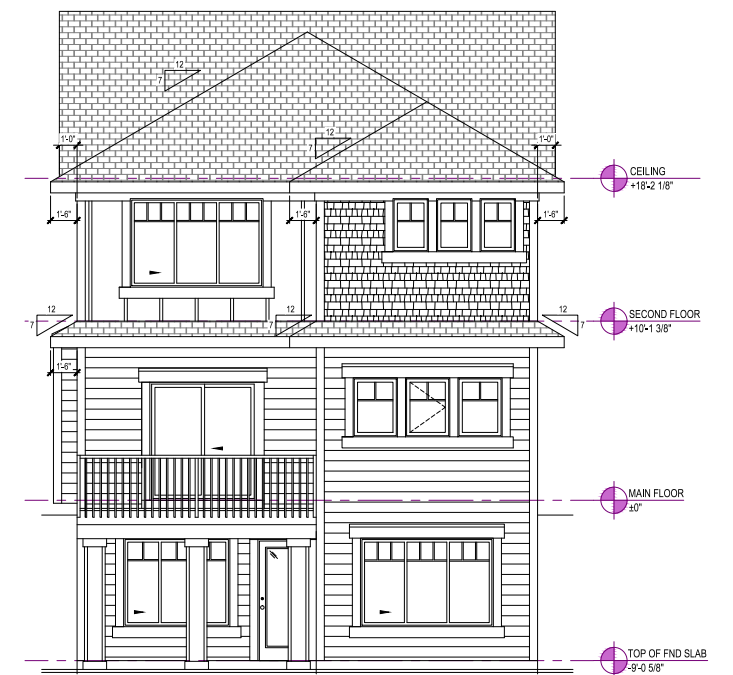




**REAR ELEVATION**

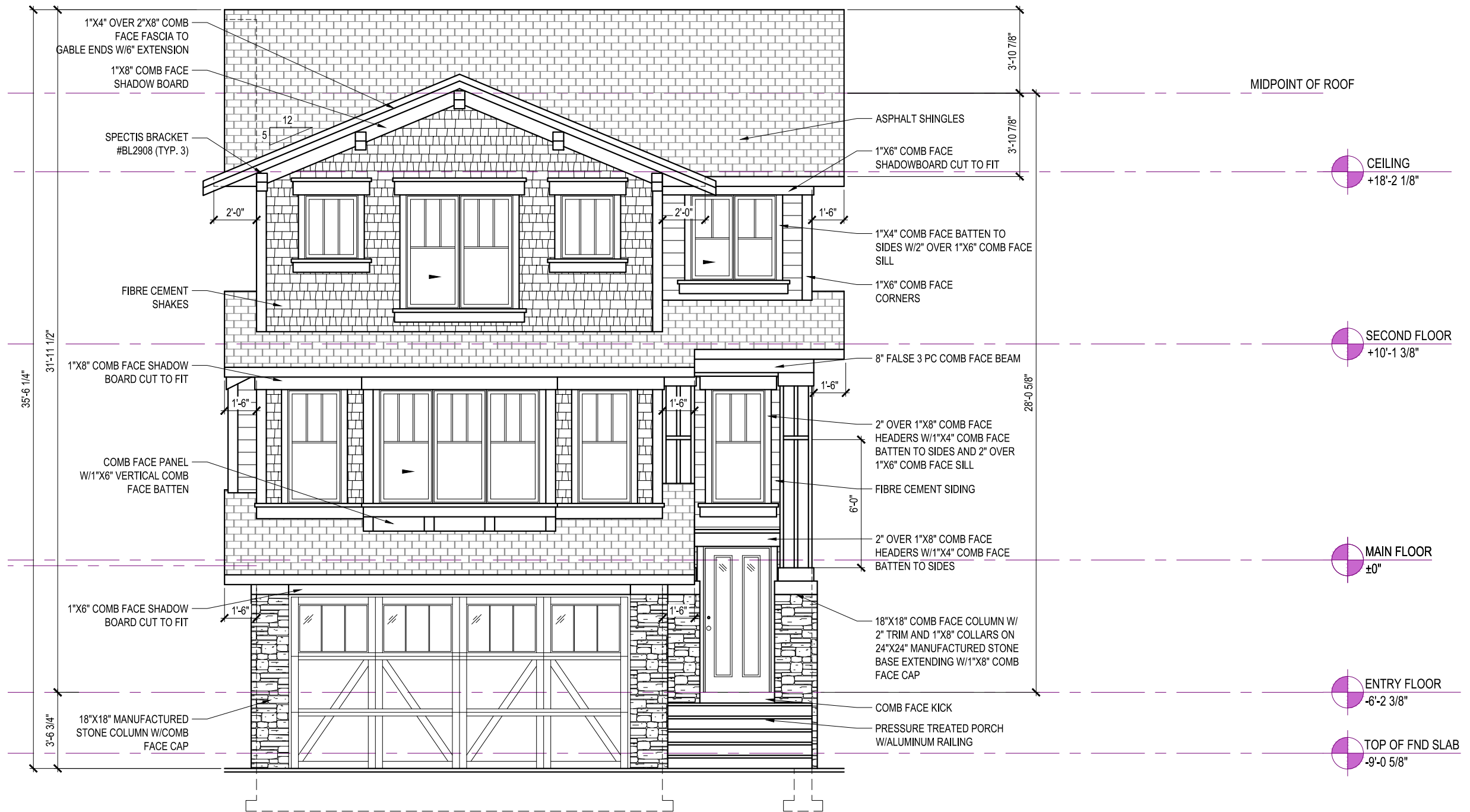


**DAYLIGHT CONDITION**



**WALKOUT CONDITION**

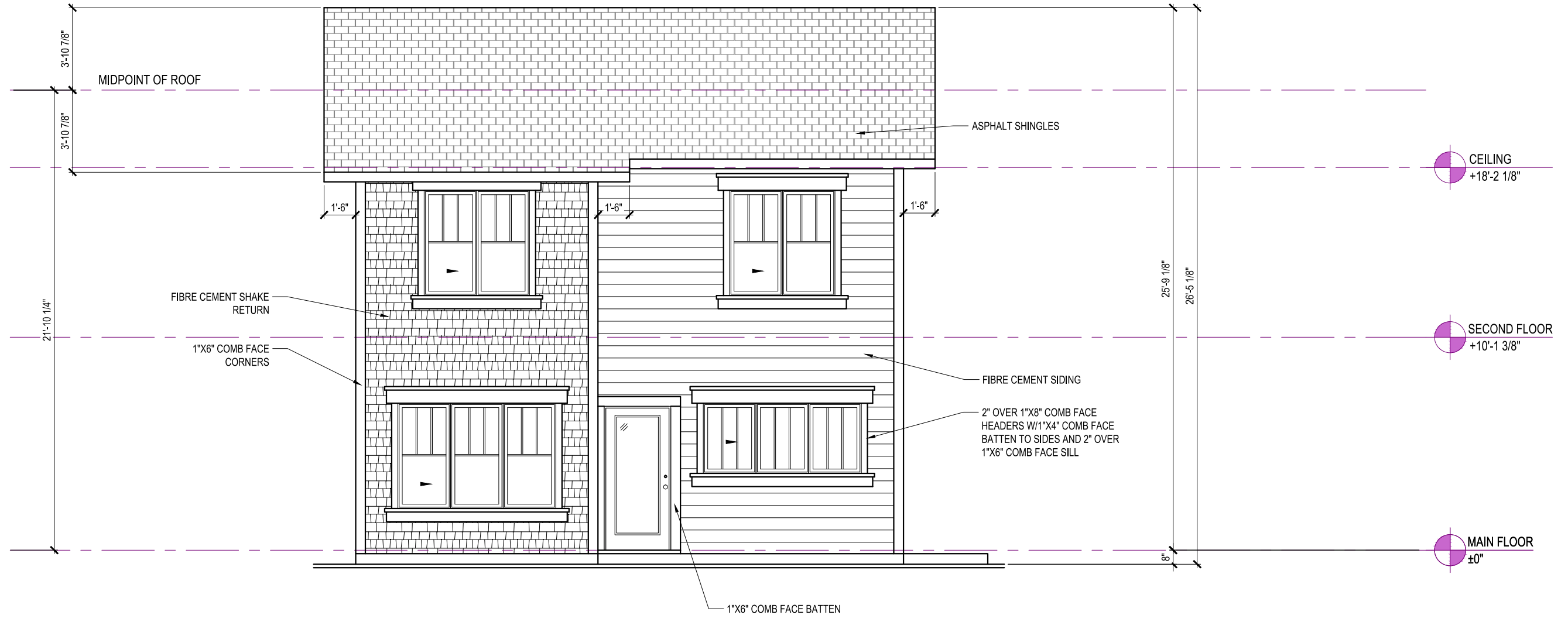
REV. NO.	DESIGN	DATE	REMARKS



# FRONT ELEVATION

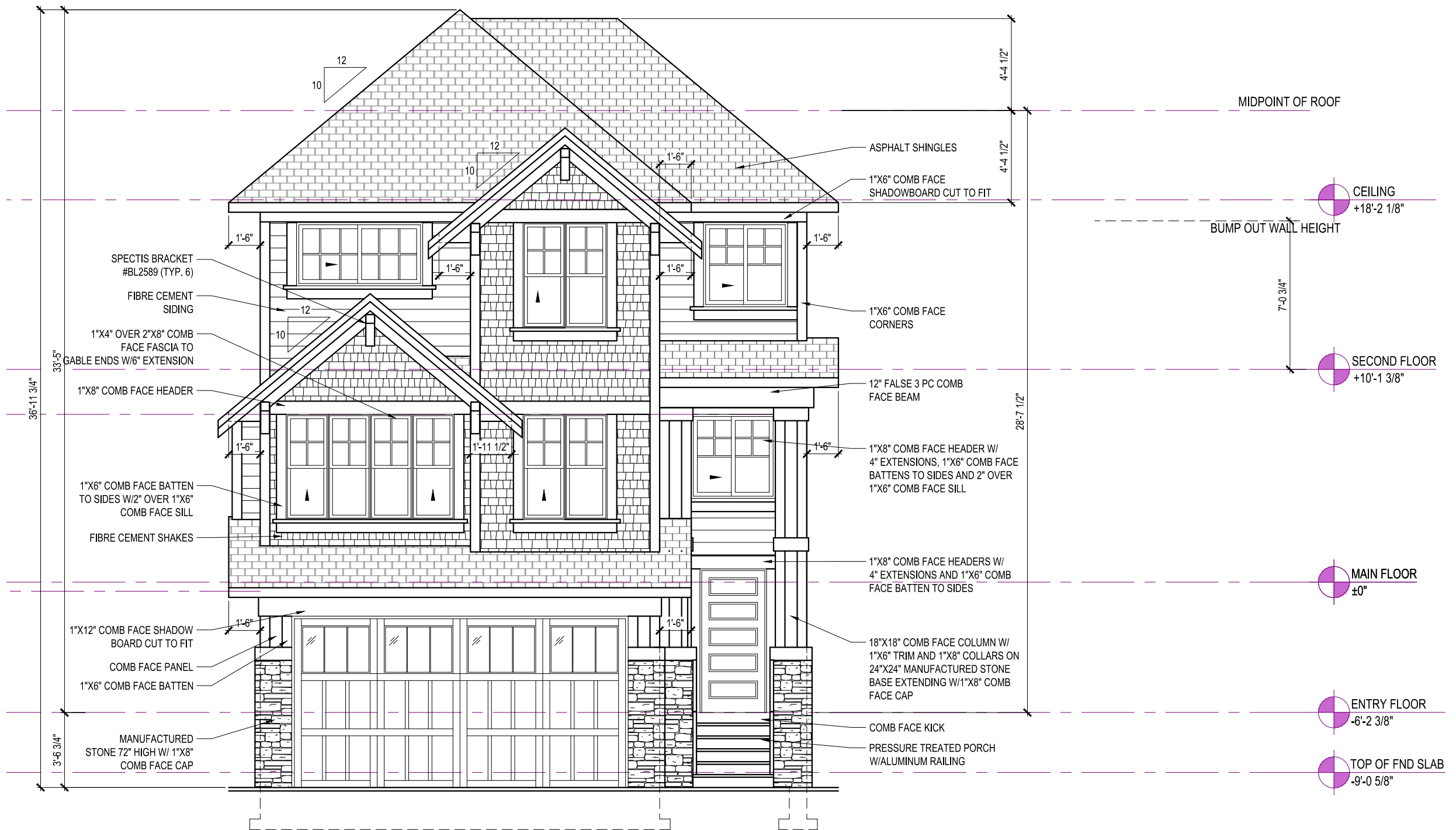
BASEMENT: 88 SQ. FT.  
 1ST FLOOR: 1040 SQ. FT.  
 2ND FLOOR: 1022 SQ. FT.  
 TOTAL HEATED: 2150 SQ. FT.  
 GARAGE: 411 SQ. FT.

REV. NO.	DESIGN	DATE	REMARKS



# REAR ELEVATION

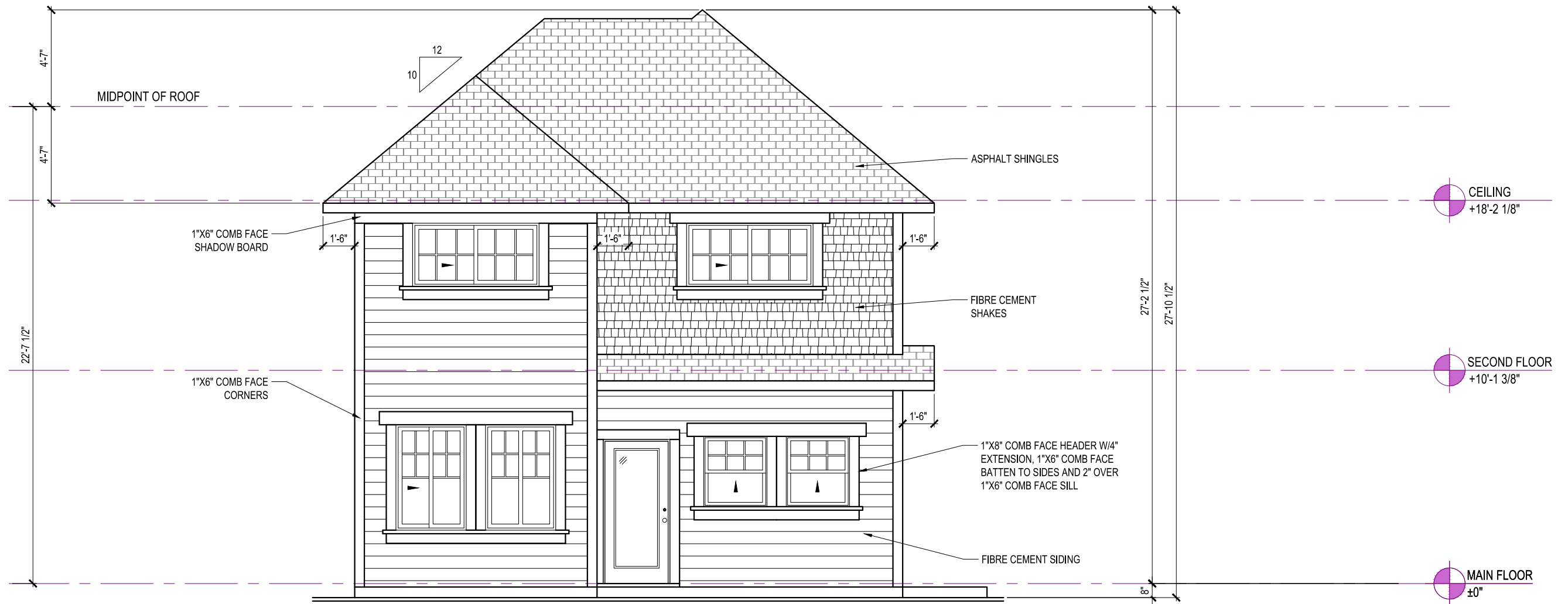
REV. NO.	DESIGN	DATE	REMARKS



# FRONT ELEVATION

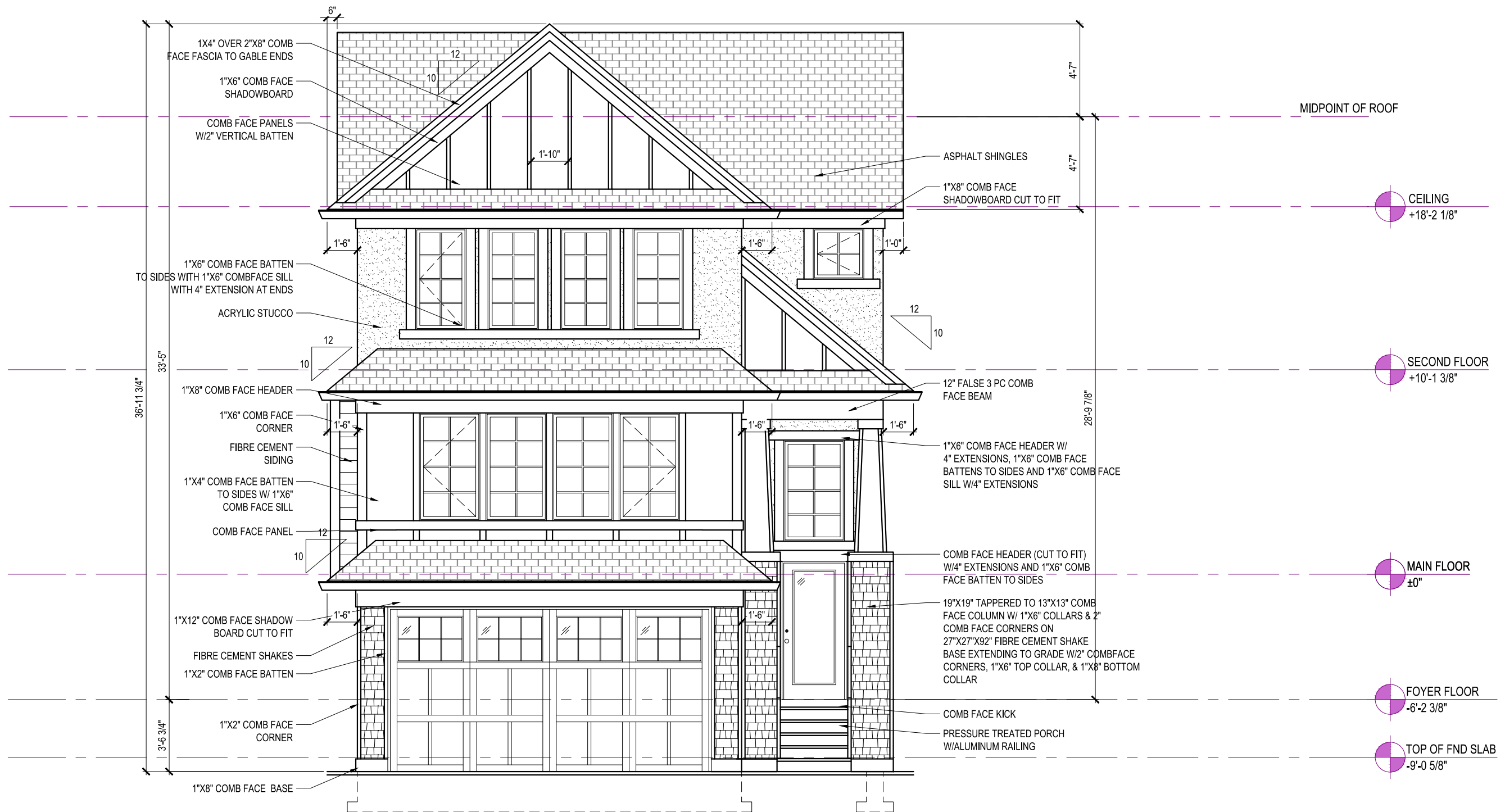
BASEMENT: 88 SQ. FT.  
 1ST FLOOR: 1031 SQ. FT.  
 2ND FLOOR: 1031 SQ. FT.  
 TOTAL HEATED: 2150 SQ. FT.  
 GARAGE: 411 SQ. FT.

REV. NO.	DESIGN	DATE	REMARKS



# REAR ELEVATION

REV. NO.	DESIGN	DATE	REMARKS



BASEMENT: 88 SQ. FT.  
 1ST FLOOR: 1031 SQ. FT.  
 2ND FLOOR: 1031 SQ. FT.  
 TOTAL HEATED: 2150 SQ. FT.  
 GARAGE: 411 SQ. FT.

# FRONT ELEVATION



SUITE 200, 1710 - 14th AVENUE NW  
 CALGARY, ALBERTA T2N 1M5  
 GABLECRAFT HOMES RESERVES ALL RIGHTS  
 INCLUDING THAT OF REPRODUCTION  
 OF THIS PUBLISHED PLAN  
 GABLECRAFT HOMES

36FT ABERDEEN FRONT ELEVATION C  
 MASTER  
 SUITE 200, 1710 - 14th AVENUE NW  
 CALGARY, ALBERTA T2N 1M5

ROYAL BAY DP  
 FORM AND CHARACTER  
 SECTOR 7  
 SEPTEMBER 24, 2021

REV. NO.	DESIGN	DATE	REMARKS

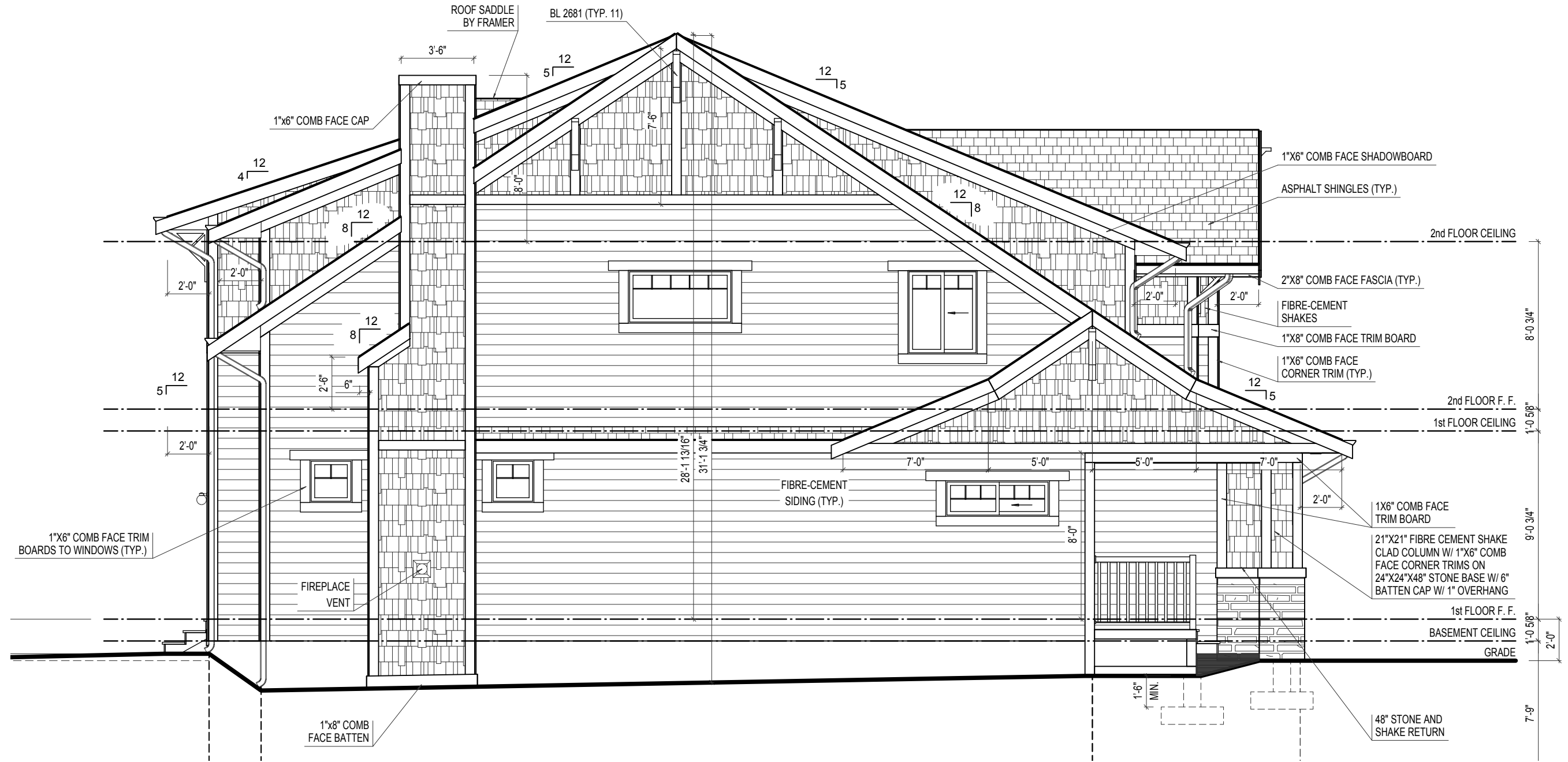
SHEET NUMBER  
**A20.31**  
 2021-09-21



# REAR ELEVATION

REV. NO.	DESIGN	DATE	REMARKS

Schedule 4



**RIGHT ELEVATION - HIGH EXPOSURE**



SUITE 200, 1710 - 14th AVENUE NW  
 CALGARY, ALBERTA T2N 1M5  
 GABLECRAFT HOMES RESERVES ALL RIGHTS  
 INCLUDING THAT OF REPRODUCTION  
 OF THIS PUBLISHED PLAN  
 GABLECRAFT HOMES

36 - 40FT NEVILLE D - CORNER  
 EXPOSURE  
**MASTER**  
 SUITE 200, 1710 - 14th AVENUE NW  
 CALGARY, ALBERTA T2N 1M5

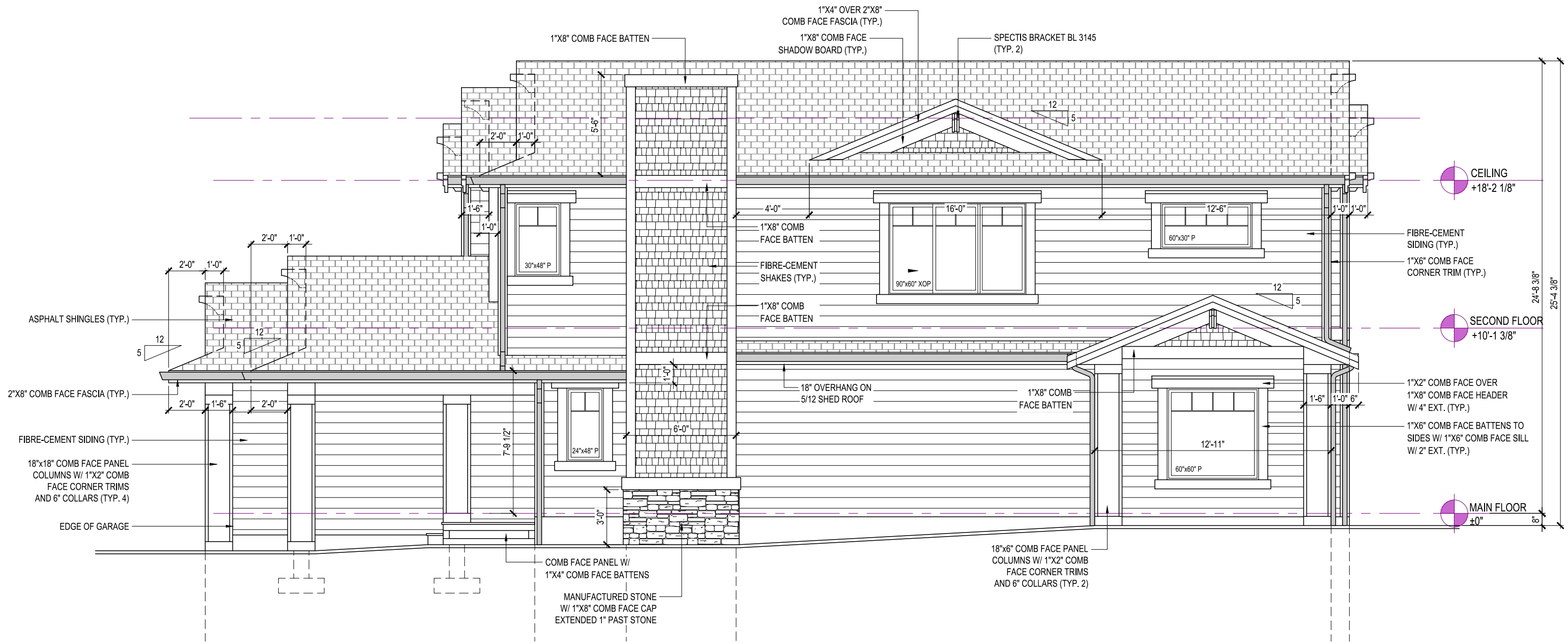
ROYAL BAY DP  
 FORM AND CHARACTER  
 SECTOR 7  
 SEPTEMBER 24, 2021

REV. NO.	DESIGN	DATE	REMARKS

SHEET NUMBER  
**A30.01**

2021-09-21





## RIGHT ELEVATION - HIGH EXPOSURE



SUITE 200, 1710 - 14th AVENUE NW  
CALGARY, ALBERTA T2N 1M5  
GABLECRAFT HOMES RESERVES ALL RIGHTS  
INCLUDING THAT OF REPRODUCTION  
OF THIS PUBLISHED PLAN  
GABLECRAFT HOMES

36FT - 40FT SHEFFIELD A - CORNER  
EXPOSURE  
**MASTER**  
SUITE 200, 1710 - 14th AVENUE NW  
CALGARY, ALBERTA T2N 1M5

ROYAL BAY DP  
FORM AND CHARACTER  
SECTOR 7  
SEPTEMBER 24, 2021

REV. NO.	DESIGN	DATE	REMARKS

SHEET NUMBER  
**A30.02**

2021-09-21



1"X6" COMB FACE HEADER  
 CUT TO FIT W/1"X6" COMB FACE  
 BATTEN TO SIDE & 2" OVER 6"  
 COMB FACE SILL

## RIGHT ELEVATION - HIGH EXPOSURE



SUITE 200, 1710 - 14th AVENUE NW  
 CALGARY, ALBERTA T2N 1M5  
 GABLECRAFT HOMES RESERVES ALL RIGHTS  
 INCLUDING THAT OF REPRODUCTION  
 OF THIS PUBLISHED PLAN  
 GABLECRAFT HOMES

36FT - 40FT MARKHAM A - CORNER  
 EXPOSURE  
 MASTER  
 SUITE 200, 1710 - 14th AVENUE NW  
 CALGARY, ALBERTA T2N 1M5

ROYAL BAY DP  
 FORM AND CHARACTER  
 SECTOR 7  
 SEPTEMBER 24, 2021

REV. NO.	DESIGN	DATE	REMARKS

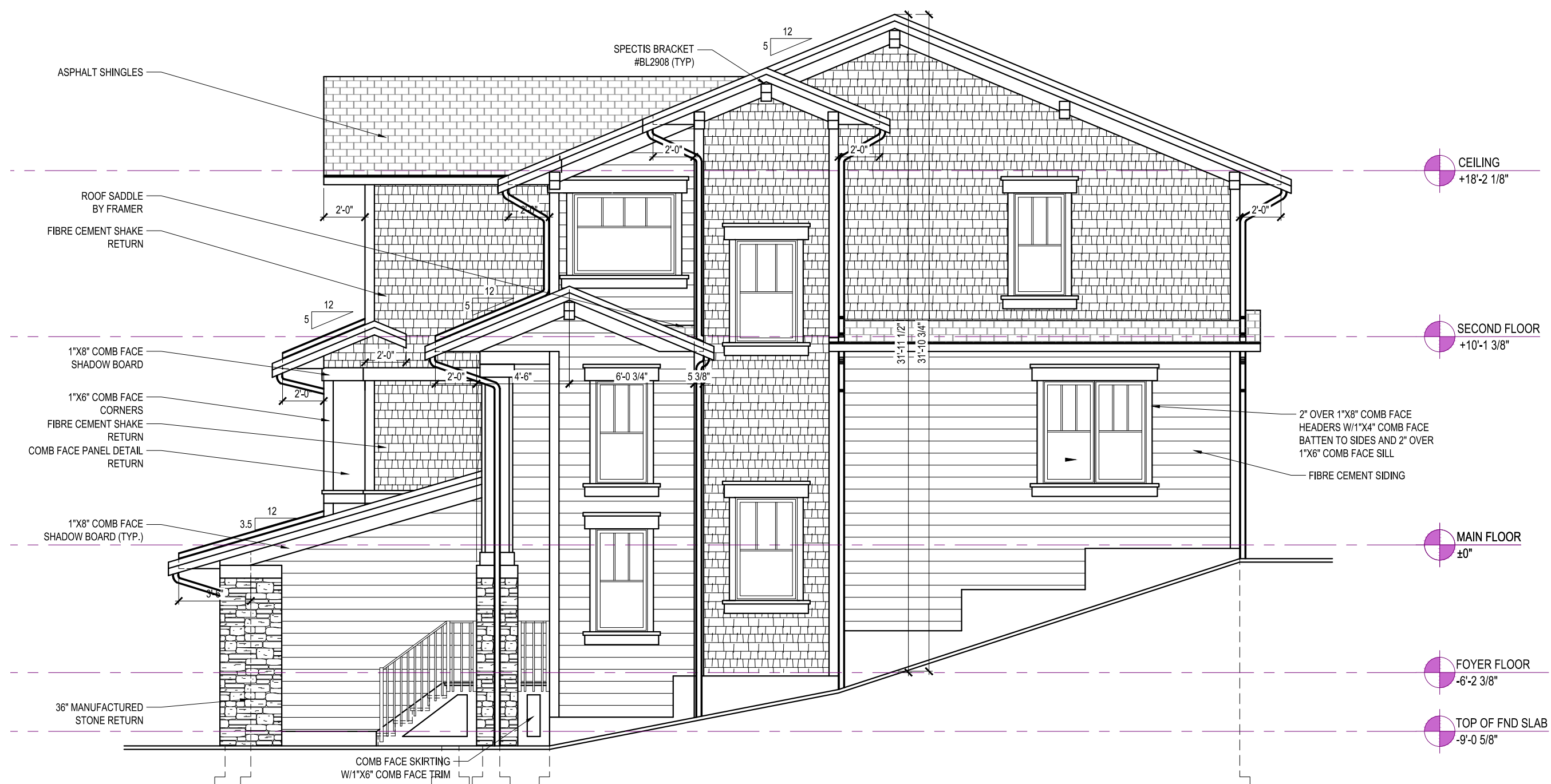
SHEET NUMBER  
**A30.03**

2021-09-21



## RIGHT ELEVATION - HIGH EXPOSURE

REV. NO.	DESIGN	DATE	REMARKS



## RIGHT ELEVATION - HIGH EXPOSURE



SUITE 200, 1710 - 14th AVENUE NW  
 CALGARY, ALBERTA T2N 1M5  
 GABLECRAFT HOMES RESERVES ALL RIGHTS  
 INCLUDING THAT OF REPRODUCTION  
 OF THIS PUBLISHED PLAN  
 GABLECRAFT HOMES

36FT ABERDEEN A - CORNER EXPOSURE  
 MASTER  
 SUITE 200, 1710 - 14th AVENUE NW  
 CALGARY, ALBERTA T2N 1M5

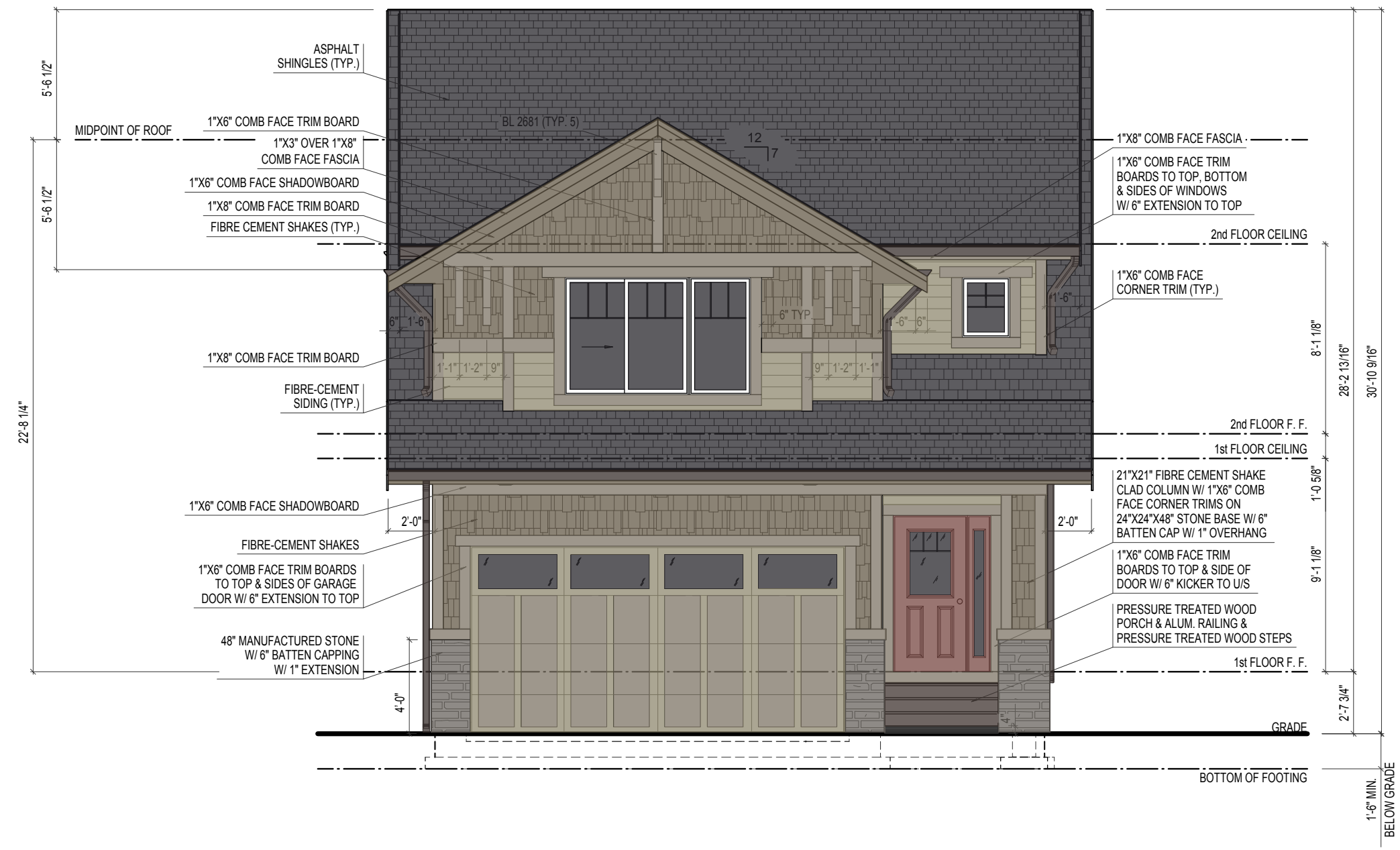
ROYAL BAY DP  
 FORM AND CHARACTER  
 SECTOR 7  
 SEPTEMBER 24, 2021

REV. NO.	DESIGN	DATE	REMARKS

SHEET NUMBER  
**A30.05**

2021-09-21

# Schedule 5



COLOR PALETTE #	3
FIBER CEMENT SIDING (JAMES HARDIE)	MONTEREY TAUPE
STUCCO - FRONT AND SIDES (MATCH TO FIBER CEMENT SIDING)	MATCH TO MONTEREY TAUPE
BATTEN/MAIN TRIM PAINT AND BRACKETS (JAMES HARDIE, BENJAMIN MOORE)	CROMWELL GRAY HC 103
FIBER CEMENT SHAKES (JAMES HARDIE)	RICH ESPRESSO
PANEL PAINT - COMBFACE (JAMES HARDIE/BENJAMIN MOORE)	MATCH TO RICH ESPRESSO
2" BATTEN TRIM TO PANEL (JAMES HARDIE/BENJAMIN MOORE)	MATCH TO RICH ESPRESSO
ALUMINIUM RAINWARE (GENTEK)	ANTIQUE BROWN
METAL CLADDING WALL AND ROOF (WESTFORM)	BLACK
ASPHALT ROOF SHINGLE (IKO)	HARWARD SLATE
STONE CHOICE (ELDORADO)	BRUNELLO ROUGH CUT
CEDAR STAIN (BENJAMIN MOORE)	CORDOWAN BROWN SEMI-SOLID
FRONT DOOR COLOR (BENJAMIN MOORE)	LAURENTIAN RED CC 152
GARAGE DOOR COLOR, 2 TONE GARAGE DOORS (JAMES HARDIE/BENJAMIN MOORE)	MAIN DOOR TO MATCH RICH ESPRESSO RAISED TRIM TO MATCH CROMWELL GRAY HC 103
GARAGE DOOR COLOR, REAR LANE (JAMES HARDIE)	MAIN DOOR TO MATCH MONTEREY TAUPE
REAR ENTRY DOOR COLOR (BENJAMIN MOORE)	LURENTIAN RED CC 152
PORCH RAILING (ALUMINIUM)	BLACK
WINDOW FRAME	WHITE



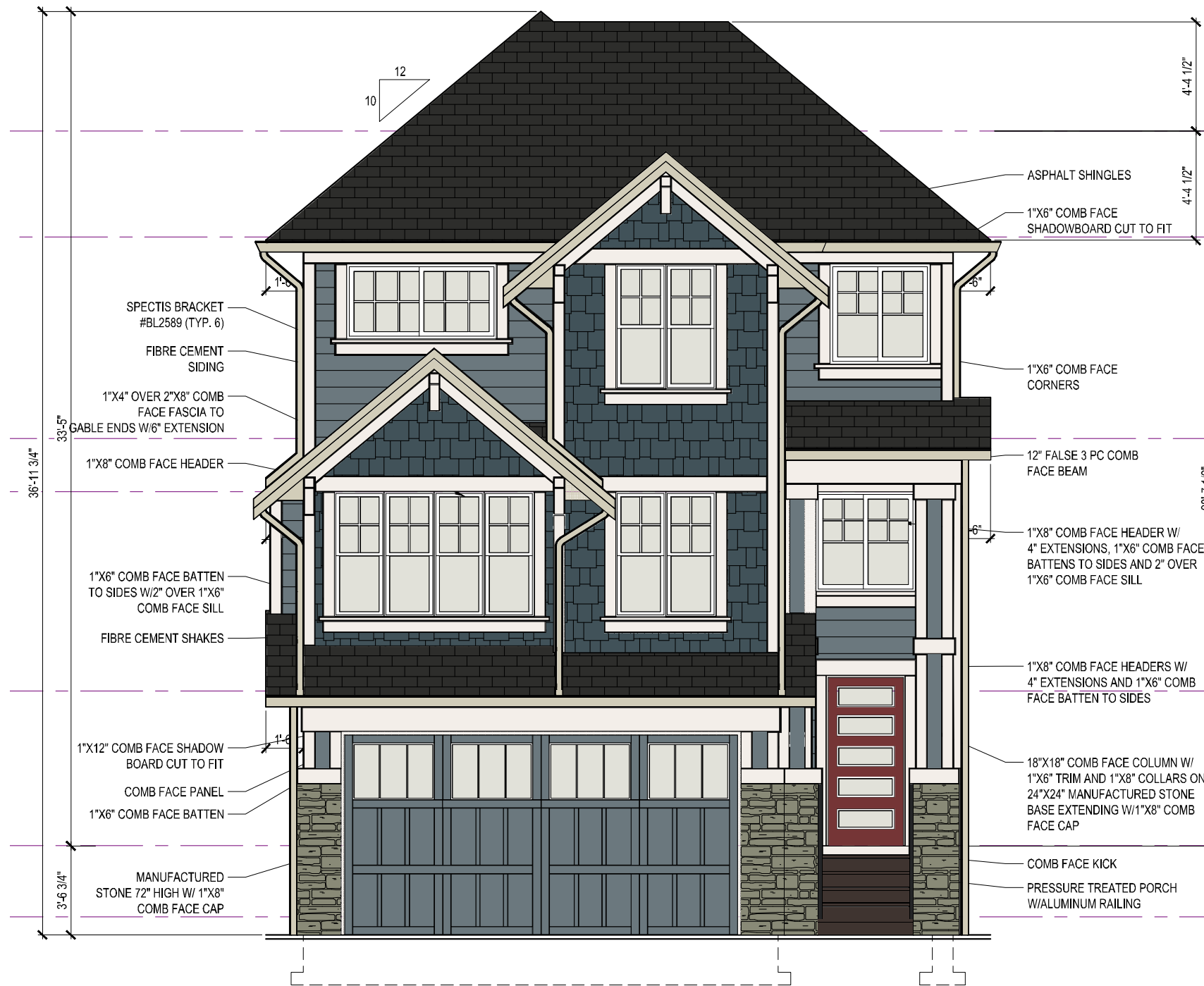
SUITE 200, 1710 - 14th AVENUE NW  
CALGARY, ALBERTA T2N 1M5  
GABLECRAFT HOMES RESERVES ALL RIGHTS INCLUDING THAT OF REPRODUCTION OF THIS PUBLISHED PLAN  
GABLECRAFT HOMES

36FT - 40FT FRONT DRIVE GARAGE COLOURED ELEVATION  
MASTER  
SUITE 200, 1710 - 14th AVENUE NW  
CALGARY, ALBERTA T2N 1M5

ROYAL BAY DP FORM AND CHARACTER SECTOR 7  
SEPTEMBER 24, 2021

REV. NO.	DESIGN	DATE	REMARKS

SHEET NUMBER  
**C70.01**  
2021-09-21



COLOR PALETTE #	11
FIBER CEMENT SIDING (JAMES HARDIE)	BOOTHBAY BLUE
STUCCO - FRONT AND SIDES (MATCH TO FIBER CEMENT SIDING)	MATCH TO BOOTHBAY BLUE
BATTEN/MAIN TRIM PAINT AND BRACKETS (JAMES HARDIE, BENJAMIN MOORE)	INTENSE WHITE OC 51
FIBER CEMENT SHAKES (JAMES HARDIE)	EVENING BLUE
PANEL PAINT - COMBFACE (JAMES HARDIE/BENJAMIN MOORE)	MATCH TO EVENING BLUE
2" BATTEN TRIM TO PANEL (JAMES HARDIE/BENJAMIN MOORE)	MATCH TO EVENING BLUE
ALUMINIUM RAINWARE (GENTEK)	CASHMERE
METAL CLADDING WALL AND ROOF (WESTFORM)	BLACK
ASPHALT ROOF SHINGLE (IKO)	CHARCOAL GREY
STONE CHOICE (ELDORADO)	SIERRA MOUNTAIN LEDGE
CEDAR STAIN (BENJAMIN MOORE)	CORDOVAN BROWN SEMI-SOLID
FRONT DOOR COLOR (BENJAMIN MOORE)	DINNER PARTY AF 300
GARAGE DOOR COLOR, REAR LANE 2 TONE GARAGE DOORS (JAMES HARDIE/BENJAMIN MOORE)	MATCH TO BOOTHBAY BLUE
GARAGE DOOR COLOR, REAR LANE (JAMES HARDIE)	MATCH TO BOOTHBAY BLUE
REAR ENTRY DOOR COLOR (BENJAMIN MOORE)	DINNER PARTY AF 300
PORCH RAILING (ALUMINIUM)	PORCH RAILING (ALUMINIUM)
WINDOW FRAME	WHITE

REV. NO.	DESIGN	DATE	REMARKS



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HOMES™**

SUITE 200, 1710 - 14th AVENUE NW  
CALGARY, ALBERTA T2N 1M5

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GABLECRAFT HOMES

FRONT DRIVE GARAGE STREETSCAPE

MASTER

SUITE 200, 1710 - 14th AVENUE NW  
CALGARY, ALBERTA T2N 1M5

ROYAL BAY DP  
FORM AND CHARACTER  
SECTOR 7

SEPTEMBER 24, 2021

REV. NO.	DESIGN	DATE	REMARKS

SHEET NUMBER

**A60.01**

2021-09-21