

DESIGN GUIDELINES

Approved: DPECA Special General Meeting, October 15, 1992
Last Amended: October 2005

These guidelines establish appropriate parameters to maintain the continuity of design and the character of existing properties and neighbourhoods within the community of Dean Park Estates.

DPECA has established a Design Review Committee to review all building plans for conformity to these design guidelines.

OUTBUILDINGS — all stand-alone outbuildings such as garages, tool/storage sheds, children's playhouses, etc., should conform to the design and character of the existing dwelling and be constructed of similar building materials. Such buildings shall conform to the established District of North Saanich zoning regulations. Before applying for a building permit, the property owner or his agent shall submit to the Design Review Committee three copies of all detailed designs or construction drawings associated with such additions.

ADDITIONS TO EXISTING HOUSES — all additions to existing dwellings including external appendages and chimneys should conform to the established design and character of the present dwelling and be constructed of similar building materials. Such additions shall conform to the established District of North Saanich zoning regulations. Before applying for a building permit, the property owner or his agent shall submit to the Design Review Committee three copies of all detailed designs or construction drawings associated with such additions.

EXTERIOR COLOUR CHANGES — any exterior colour changes should be in keeping with the character of the immediate neighbourhood and should not be a radical departure from the tone of the general neighbourhood. Before commencement of any exterior colour change the property owner shall consult with neighbours to ensure that they are satisfied with the proposed change. An owner who decides on a colour scheme that is a major departure from the current colour scheme of the area risks the possibility that neighbours may initiate legal action under Item #1 of the Schedule of Restrictions.

FENCES — all fences shall be entirely located on one single property and be constructed of wood, stone, brick, decorative iron or chain link. The height of fences shall conform to established District of North Saanich zoning regulations and should not unreasonably impede the view or access to direct sunlight between adjacent properties. All fences should not extend beyond the front building face. All fences shall be approved by the Design Review Committee before the commencement of construction.

HEDGES AND TREES — all new hedges or trees shall be entirely located on one single property. The height of mature hedges or trees should not unreasonably impede the view or access to direct sunlight between adjacent properties. Hedges should not extend beyond the front building face in order to conform to the Dean Park Estates plan of open streetscapes. All hedges which have a mature height of over seven feet shall be approved by the Design Review Committee before planting.

ALTERNATE ROOFING MATERIALS — all sloping roof surfaces shall be covered with wooden shingles or shakes, concrete or ceramic tiles, or laminated asphalt shingles (fibreglass reinforced) that have a minimum industry rating of 30 years. Other asphalt and duroid roofing are NOT approved materials. Synthetic roofing materials (metal, fibreglass, etc.) should simulate cedar shingles in both colour and texture. Flat roofs may be covered with felt, tar and gravel or the equivalent. If there is any doubt about the roofing material contact the Design Review Committee.