

ERMITAGE DU MONT-TREMBLANT PHASE II-III-IV HÉMISPHERE NORD

PROJECT MANAGEMENT AND DEVELOPMENT GUIDE

Management and maintained by



Association des propriétaires
de l'Ermitage du Mont-Tremblant
Phase II, III & IV (Hémisphère Nord)

ERMITAGE DU MONT-TREMBLANT PHASE II-III-IV HÉMISPHERE NORD

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DOCUMENT CHANGE RECORD

Publish date	Document version	Page(s) affected	Description of revision	Author
2021-01-21	V2	All	Copy original text from PDF to Word document for easier editing	Francois R.
2021-11-28	V2.1	All	Addendum: 3.5.5 Chimneys 3.2.2. Massing	Francois R.



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1. THE VISION

At Ermitage du Mont-Tremblant and Hémisphère Nord, building your home is so much more than the sum of wood, hammer and stone. To build is to dedicate oneself to a dream where all the elements come together. As the years pass, your property becomes tied to memories of family occasions, quiet reflection, stories and warm evenings by the fire; memories that will follow you for years to come.

In this guide you will find the objectives and criteria, which apply to the development of Ermitage du Mont-Tremblant and Hémisphère Nord. The purpose of this planning tool is not to restrict the various possibilities on your property, but rather, to ensure a development of superior quality and to delineate the entire project in order to protect the values that you invested in and the environmental quality that attracted you in the first place.

The guide presents the applicable construction and architectural criteria, the usual municipal standards to respect, and the evaluation process of the entire development.

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2. TERRAIN DEVELOPMENT

In order to preserve the integral character of the Ermitage du Mont-Tremblant and Hémisphère Nord site, all plans must respect the natural environment regarding the following criteria:

- The site purchased for the establishment of the residence.
- The foreseen tree clearing efforts on the property.
- The landscaping, levelling and retaining walls on the property.

These elements outline the overall image of what must be carried out to preserve the quality of each lot and the environment sought by its residents.

2.1. General Objectives

Any terrain development must respect the following general objectives:

- Development that preserves the rustic quality inspired by the mountainous character of the location.
- Preserve the natural character of the site as much as possible.
- Harmoniously integrate the construction and landscape elements of the development into the natural environment.
- Site each building to maximize views of the countryside while preserving the lot's natural forest cover.
- Use materials that represent local authenticity and natural character.
- Give preference to subtle, natural colours and textures.

2.2. Establishing the residence

The site chosen will largely influence most project elements to be carried out: preserving the topography, integrating the natural environment, developing external spaces and other similar procedures.

Specific objectives:

- Preserve the natural characteristics and environmental integrity of the lot.
- Harmoniously integrate the building with the natural environment.
- Arrange the views and position buildings while preserving the lot's natural forest cover.
- Preserve the privacy of the neighbouring properties.



2.2.1. Construction-related criteria

In the planning of the project, the owner will choose the best site for the house within the limited pre-determined construction zone. This construction zone must follow the following criteria:

- A ground ideally having a slope of 15% or less;
- A site having good weight bearing capacity
- Hydrology; avoid areas with small creeks and/or wetlands;
- Existing vegetation; work in areas with less valuable vegetation in order to limit deforestation;
- Sightlines that will maximize views of the horizon from each home while limiting views of the house from the street and surrounding area;
- Sun exposure that will allow maximum sunlight within interior spaces;

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- The relationship to neighbouring properties; including the need to ensure shade, noise, blocking of sightlines. This must consider both the current and future state of neighbouring lots;
 - Location of parking areas and lanes to be unconstrained i.e.hills.
- The shape of each building on each property is to be developed according to the physical characteristics of each lot with the primary goal of preserving the majority of the lot in its original state. Perimeter fencing has to integrate naturally into the site, without using fill or cutting.

2.2.2.Criteria relating to neighbors

- The construction of the residence must, wherever possible, allow for views of the surrounding countryside, while letting natural vegetation predominate.
- The construction of the residence has to take into account the impact on the privacy of the neighbours. Thus, a structure that is as far as possible from neighbouring property borders (i.e. 20 meters) is favoured if the natural characteristics of the site allow it. Balconies, terraces, and windows with large dimensions should equally be distanced far from lateral property lines in order to avoid affecting the silence and privacy of neighbours.
- The construction of the property cannot obstruct the sightlines of neighbouring properties.

2.3. Tree cutting and planting

The developer of Ermitage du Mont-Tremblant and its residents insist on maintaining the natural character of the site. To meet this objective, it is essential that particular care be taken to all planned tree cutting projects and construction processes that are undertaken.

Specific objectives:

- Harmoniously integrate foreseen changes to the site in its natural environment.
- Conserve the existing vegetation that represents a significant symbol of the quality of the site.
- Avoid construction designs with an “urban” style.

2.3.1.Tree cutting

- The tree cutting on each property has to ensure the presence of significant vegetation zones between the residence, the street and other property limits.
- Whenever necessary, as long as the residence remains minimally visible to neighbours and the road.

2.3.2.Planting

- The use of non-indigenous plants is not advised in the section of the lot that is visible to neighbours or roads, and ornamental plants are only acceptable in places that are adjacent to the building.
- Large grassy areas and formal gardens are not favoured except on the accesses to the residence and when they are not visible outside of the lot.

2.4. Landscaping

Landscaping projects must aim to integrate into the natural characteristics of the lot, be minimally visible from neighbours or roads and create the effect that they have been there “naturally” forever.

Specific objectives:

- Preserve the original natural character of the site.
- Harmoniously integrate the building into the natural environment.

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- Preserve, as much as possible, the lot's natural hydrology and avoid affecting the natural hydrology of adjacent lots.

2.4.1. Lot leveling and drainage

- Retaining walls are permitted only in order to stabilize proposed levelling and existing vegetation.
- Retaining walls can be a maximum of 1 meter high. If larger dimensions are essential, the retaining walls will be hidden and camouflaged with gardens to minimize their visual impact.
- Materials for retaining walls will be cut natural stone or stone covered concrete.
- Walls made of boulders are not permitted in cases of higher than usual walls because they are too massive.
- Using vegetation to camouflage walls is required, especially for walls higher than 0,75 meters.
- Retaining walls are ideally not visible from the road.



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2.5. Components of land management

The features used to decorate your residence and the time you spend there should be carefully planned in order for them to meet your needs but also limit their impact on the natural environment and your neighbours.

Specific Objectives:

- Harmoniously integrate construction elements with the natural environment.
- Conserve the architectural unity of each building, even in its diverse components.
- Give preference to sober and natural colours and textures.
- Avoid affecting the natural slopes of the lot as much as possible.
- Limit the lighting to bare necessity in order to conserve the aspect of a natural environment.
- Use natural and durable materials. Integrate lighting elements into the architecture of the building and the natural environment.

2.5.1. Lanes, parking and garages

- Traffic areas must follow the topographic lines and ideally have a natural curved effect.
- Lanes and roads should be positioned to avoid steep slopes, both on each lot and in the development in general.
- The amount of cutting for lanes is limited to a minimum of 5 meters.
- Communal roads are encouraged.

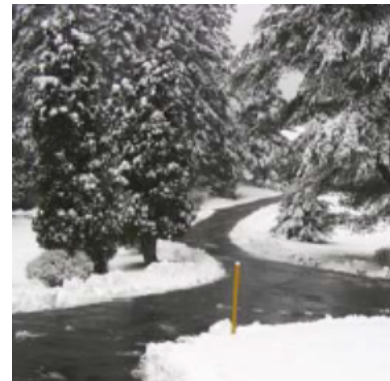
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- Re-naturalizing perimeters of traffic areas and stabilizing ditches is required in order to avoid erosion problems.
- Stone walls, potted plants, discrete lighting or natural looking landscaping, can be used to highlight the presence of traffic areas.
- Parking area has limited dimensions, for example, room for 3 cars, and has to be minimally visible to neighbours and the road.
- Garage doors facing the side as opposed to the front are favoured.
- Garage doors have to integrate harmoniously with the building: (shape, materials, roof, colours, etc...)
- Temporary car shelters are not allowed. Permanent car shelters have to respect the architecture of the house.
- Stabilized gravel and stone surfaces are preferred for parking and circulation areas. You may use a maximum of two materials per circulation/parking area. Asphalt, pre-cast concrete, and concrete paving are not recommended materials.

2.5.2. Fences and entrance walls

- The owners are welcome to incorporate the house's address in a wall or a fence at the entrance. This wall or fence cannot exceed 1,5 meters in height and 4 meters in length. The plaque bearing the address should be placed 1 meter high and 2 meters from the street.
- No fences are allowed outside the property, except when absolutely necessary for safety reasons (pools) or to enclose a tennis court. Wherever possible, they will have the smallest dimensions possible, be barely visible, and follow the municipal rules.
- The fences' architectural characteristics must tie into those of the house. The colour must be subtle and harmonious with the natural environment. (green, black, brown...).
- Ideally the fences will be out of painted or stained wood, or wrought iron.



2.5.3. Pools and hot tubs

- In-ground pools have to be built while minimizing the amount of land clearing and tree cutting. It is recommended that they are built on a slope of less than 10% and cannot require blasting or retaining measures beyond one meter.
- Their design should preferably integrate existing natural elements (rock walls, existing vegetation).
- The pool and its accessories (terraces, pavement, etc...) have to be minimally visible from the road and neighbours.
- The mechanical space necessary for these constructions should be built into the house or underground in order to limit undesirable visuals and mechanical noises.
- Aboveground pools are not allowed.
- Terraces and walkways have to be designed in harmony with the site, its topography, and its natural character.
- Recommended materials are set stone or wooden planks.

2.5.4. Tennis courts

- Recreational installations cannot be built in existing vegetation conservation areas.
- Tennis courts have to be built in a way that integrates harmoniously into the lot. Their construction is recommended in areas with a slope of less than 10% and cannot incorporate blasting retaining measures beyond one meter.

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- Fences surrounding tennis courts have to be minimally visible outside each lot.

2.5.5. Gazebos and terraces

- Gazebos and terraces have to be integrated into the building's architectural design and share a unified character.
- The recommended materials for gazebos and terraces are wood and stone.
- The materials and the colours of the materials used to build terraces and gazebos have to match the colouring of the building and be inspired by the mountain architecture.
- All wood surfaces must be painted or stained.
- Gazebos and terraces have to be minimally noticeable from the road and be distanced from neighbouring lots as much as possible.

2.5.6. Outdoor lighting

- Outdoor lighting should be used only for utility necessities, i.e. practical or safety reasons. It is limited to a minimum number of fixtures and cannot be high intensity lighting. (75-Watt incandescent or 50-Watts high-pressure sodium maximum).
- Light fixtures have to be discrete and appropriate to the general theme of the project.

2.6. Servitudes

All terrain development must take into consideration servitudes required or established on each property. (i.e. drainage, access, public utilities etc...)



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3. ARCHITECTURE

The Ermitage du Mont-Tremblant and Hémisphère Nord buildings must be designed to match the presence of the mountains and forest. Therefore, using natural materials, slanted roofs, a rustic allure that shows a certain complexity and attention to detail will ensure that Ermitage du Mont-Tremblant and Hémisphère Nord has a particular ambiance.

3.1. General objectives

- Match the architecture of the whole development.
- Match the architecture of each structure with the natural environment.
- Conserve the architectural unity of each building in their diverse components.
- Use durable materials with a natural aspect, and choose colours that relate to the site.
- Unify the composition of the slanted roofs.



3.2. Dimensions

- The building's dimensions should be designed to relate to the lot and its natural characteristics.
- With relation to the prestigious character of the development, the structure must be of a certain dimension and presence that does not predominate the natural setting.

Specific objectives:

- Match architectural elements and composition with the site's other buildings.
- Play with the shape of roofs, an important component of a building's architectural expression.
- Model and create elevations in a way that animates the landscape, while conserving architectural unity and integration with the environment.

3.2.1. Heights

- The height of a building should not exceed 9 meters above the ground floor, while always staying below the tops of the trees surrounding the building.

3.2.2. Massing

- Specifying different structures' volumes should be observed with care and should be obvious from one building to another throughout the site.
- However, each building must be unique and be designed specifically for its location. None of the structure's faces can be designed to mirror an existing face within the neighbourhood.
- 2 story structures in simple square or rectangular forms without geometrical variation are not accepted. Variations with the additions of a terrace, deck or chimney are suggested.
- You are required to present your plans at the blueprint stage.
- A-Frame constructions are not accepted.

3.2.3. Roofs

- The shape and height of roofs should vary from one house to another while maintaining a sense of unity. Using asymmetrical and repeated geometry in roofs, dormers, and other elements that add architectural character to the structure is strongly encouraged.
- Rooflines and overhangs must be designed in a way that transitions harmoniously with the surrounding buildings.
- Only slanted roofs and mansard-roofs are authorized.

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- Flat, hipped, conical, circular, and domed roofs are not authorized.
- The roof colour must be subtle and integrate into the natural character of the location: green, brown, black, grey, ...

3.3. Exterior appearance

- Exterior siding materials must be chosen with respect to the ambient natural environment. Therefore, they must be made of durable materials.
- Specific Objectives:
- Use natural, durable material.
- Match the colours of each building and limit the number of colours used on a single structure.
- Match the proposed colour pallet with the natural environment.

3.3.1. Materials

- The number of different materials should be minimized, compliment one another, and be chosen based on their longevity and quality.
- Only two (2) types of materials for walls (excluding the foundation) and one material for the roof will be authorized.
- Materials must match those of neighbouring properties.
- Finishing materials should be chosen to compliment the architectural aesthetic and mountain architecture.

3.3.2. Colours

- A maximum of three (3) colours are to be used on the building, excluding the colour of the roof. The colours chosen must correspond to one another.
- Primary and/or dominant colours must compliment the natural colours of the landscape (brown, green, earth tones, ...).
- More vibrant colours may only be used to accent architectural details.

3.4. Exterior walls

As a major element of a house, exterior walls must reflect a harmonious and refined composition that will emphasize its character and that of the whole development.

Specific objectives:

- Modulated and animated exterior wall elevations.
- Create volumes of varied architectural features while maintaining a consistent harmonious appearance. (Volumes are building elements such as roofs, main floors, window sections etc).
- Exterior wall sidings should match the natural environment.
- The use of windows should express traditional residential architecture.
- The use of entrance and garage doors should reinforce the building's architectural character.
- Balconies and porches should be integrated into the building's architecture.



3.4.1. Architectural expression and composition

- Walls should be well articulated. Large, strongly obvious, uninterrupted sections of wall are not allowed.

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- Exterior finishing should continue all around the structure or end at an appropriate wall junction.
- Stone structural elements or siding that suggests structural elements should be used whenever possible, and can stretch vertically to include the second story when appropriate.
- Using wooden beams as supports or structural elements is encouraged.

3.4.2. Materials

- Acceptable finishing materials for small or large sections of exterior walls are: natural or synthetic stone, wood shingles, wooden siding, and logs as well as beams. Wooden siding can be horizontal or vertical.
- Natural and synthetic stone are excellent materials and are strongly recommended.
- Vinyl and aluminium siding are not authorized materials except for minor elements such as soffits. Stucco is acceptable as an accent material.
- Natural stone, synthetic stone, and stucco are recommended materials for cladding and exposed foundation walls.



3.4.3. Colours

- Acceptable colour treatments for wood siding includes paint and opaque or semi-transparent stains. Regarding wooden beams, only varnishes and semi-transparent or clear stains are allowed.

3.4.4. Windows

- The location, proportion, and type of windows need to be carefully chosen in order to attain a sense of architectural balance.
- Guillotine style vertical windows, double sashed windows, French-door style windows, bow windows and awning-covered windows are recommended.
- Clear glass is preferred.
- Coloured or reflective glass is not allowed.
- Stained wooden window frames and windows are preferred. Pre-painted vinyl and aluminium windows and frames are allowed.
- Window frame colour must integrate into the natural environment. Therefore, vibrant colours (white, yellow,) will not be used.
- Large, continuous glass surfaces without mullions or bars are not recommended.

3.4.5. Doors

- Door openings should be protected against wind and the accumulation of snow. It is best to locate doors under large overhangs with well-designed porches.
- Painted or stained solid wooden doors and prepainted insulated metal doors are allowed.
- Windows and wood detailing on doors is encouraged. The face of the building surrounding the door (i.e. columns or supports, etc.) should articulated in order to reduce visual impact and tie them into the architectural character of the house.
- Garage doors should reflect architectural detailing and integrate into the building's style: colours, materials, ornamentation, ...
- Cast steel is the material recommended for hardware accessories, (i.e. door handles, lights, etc). Chrome or shiny finishes are not recommended, especially on faces visible from the road.

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3.4.6. Balconies and porches

- Balconies visible from the road or located at the front or side of the house should be retracted or have large overhanging roofs to integrate into the house's overall architectural theme.
- Porches should be integrated into the building's design.
- Proportions and scale of columns, posts, and railings should correspond to the dimensions of the whole structure.

3.5. Roofs

Roofs are an integral component of the structure's architectural composition. It must add interest to the house: geometry, height, proportions, and lines.

Specific objectives:

- Use natural, durable materials.
- Harmonize the colours of the roof with the building's other elements.
- Chimneys should integrate into and reinforce the architectural character of the building.

3.5.1. Geometry and slope

- Overhangs must be maximized. Deep overhangs are highly recommended.
- The recommended minimum slope is 10V: 12H.

3.5.2. Material

- Recommended roof materials are wood shingles or high quality tiles. Wood shingles, asphalt compounds, clay tiles, slate and concrete tiles as well as metallic finishes are all equally authorized.

3.5.3. Colors

- For metallic finishes, the only acceptable colours are black, brown, grey, and natural copper.
- Vibrant colours can be used to accentuate certain elements such as soffits, dormers, and gutters.
- All plaster fillings and vents, pre-finished or painted, match the colour of the roof.

3.5.4. Details

- Roof elements, such as lantern, dormers, chimneys, gables, and eaves, contribute significantly to creating an interesting facade and are encouraged.
- Wood soffits should be treated to match the building's overall theme.
- Snow gates may be appropriate for safety reasons, however must be integrated into the roof's design.
- Mechanical equipment must not exceed the roofline.
- Antennae and satellite dishes must be mounted on walls and be as discrete as possible.
- The gutters' colour must match the structure's other colours.
- White gutters may not be used.

3.5.5. Chimneys

- Chimney finishes must preferably be indigenous stone, synthetic stone, or wood.
- Chimneys are to be integrated into the colours and textures of the finished building.
- Exposed metal/chrome chimneys are not authorized.
- Painted chimneys in metal are allowed above the roof line but must be painted to match the finished building (black, brown, ...).

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- All chimneys on exterior walls must be a minimum of 1,5 meters wide and may taper to 1,0 meter above the roofline. All chimneys on exterior walls have to appear to begin at ground level.
- The vents required for chimney or gas or any other vent must be dissimilated. The exposed metal must be finished or painted to match the colours of the building.

3.6. Exterior building elements

Additional elements that are attached to your house such as: patios, terraces and stairwells must be integrated. These elements must be durable and must appear to fit the style and character of the structure.

Specific Objectives:

- Tie the equipment into its natural surroundings.
- Use durable and natural-looking materials

3.6.1. Patios, terraces and exterior stairwells

- Natural construction materials should be used.
- Patios must be stone or wood (floor and railings) and should be supported by significant structures such as stone, wood beams, and big wooden posts.
- Terraces and stairs should be made of one or a combination of: stone, concrete, or wooden beams.
- Exterior stairs exceeding 0,6 meters high should be incorporated into the geometry of the building.

3.6.2. Storage and garbage bins

- Storage for firewood, bicycles, skis, etc. must be inside the main building or at least invisible outside the lot.
- Garbage bins cannot be visible from the road or other properties.
- Only additional buildings or structures such as garages, gazebos, sheds, terraces, and wood shelters that reflect architectural detailing are acceptable.

3.7. Environmental and ecological requirements

Protecting the environment is one of the Ermitage du Mont-Tremblant development's primary objectives. We stress that our residents adhere to this objective and ideally take the following steps throughout the planning and construction of their house.

Specific Objectives:

- It is recommended that the concept of the buildings be harmonized with the surrounding nature and vegetation.
- Support the conservation of electricity and water.
- Use construction materials that are ecologically friendly.

3.7.1. Integration into the natural environment

- During the conceptual stages, owners must consider the following: site planning, material selection, and mechanical and electrical equipment choices.
- Specific construction methods are necessary for each lot in order to preserve its integrity and natural characteristics.



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3.7.2. Energy efficiency

- Use efficient light fixtures.
- Use water-saving plumbing equipment.
- Build a solid exterior with a necessary level of insulation.

3.7.3. Materials

- Use recycled or recyclable materials when possible.
- Use non-toxic materials with as little VOC (volatile organic compounds) possible.
- Indigenous materials such as wood and stone are ideal.
- Recycle materials within the site in order to minimize construction losses.
- Use natural flooring materials: natural fibre carpet, wood, slate, and cork.

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4. MUNICIPAL STANDARDS

The Val-des-Lacs Municipality adopted an urbanization restriction in order to manage the development of its land.

For information purposes, here are some specific standards to take into consideration during the planning and construction of your project. These standards were enacted during the development of this guide.

- Minimum dimensions at ground level: 65 m²
- Minimum width of the residence: 8 m
- Number of stories allowed: up to 3
- Minimal margin of front yard: 10 m
- Minimum margin of backyard: 10 m
- Minimum margin of side yard: 2 m with a total of 5m total for both side yards
- Maximum rate of construction relative to lot: 20%
- Maximum tree clearing: 5 times the residence footprint

Residence footprint includes: the structure itself, the septic tank, and weeping field, the driveway, a patio, a pool, a shed or any other structures allowed by the zoning by-law. Please note that this bylaw will be modified in the next months (new regulations). Contact the City inspector for details.

The preceding information is intended as an initial site-specific guideline only, municipal restrictions prevail. The development team at Ermitage du Mont-Tremblant and Hémisphère Nord always recommends that you consult the Municipality during the planning and construction stages of your project.





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5. EVALUATION PROCEDURES

The purchase contract for your lot will integrate this construction and development guide.

An evaluation committee consisting of at least two (2) representatives from the Association des propriétaires de Ermitage du Mont-Tremblant Phase II-III-IV (Hémisphère Nord (hereby referred to as APEMTP) appointed by their administration advisors and one (1) project owner appointed by the same administrative advisors will be responsible for evaluating and approving all construction proposed on site. Thereafter, three (3) owners will form the evaluation committee. All of the decisions made by the committee pertaining to project evaluation will be submitted to and approved by the APEMTP before being returned to the applicant.

Each project must be approved before undertaking any work covered in this guide. The Municipality's approval of your project does not allow you to disregard the evaluation committee approval process.

Due diligence and necessary documents

The following procedures require the approval of the revision committee:

- New construction or additions to an existing building.
- Renovations that incorporate the exterior walls of a building.
- Addition or modification of additional structures, accessories, or exterior equipment.
- Installation of pools, septic tanks, or tennis courts.
- Construction of driveways, parking areas, or road accesses.
- Construction of fences or retaining walls.
- Work that involves digging, filling and/or tree clearing.

Owners or their representatives must submit all plans, pictures, samples, and information needed to allow a thorough evaluation to the evaluation committee. The documents and information needed by the Municipality for building permits or certificates can be used as reference documents and information to submit to the evaluation committee.

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6. FOLLOW-UP

Once a plan has been submitted to the evaluation committee, the members will meet within thirty (30) days to analyze the project. The project can be:

- Accepted as is;
- Accepted with conditions;
- Refused;
- Turned down because of lack of information or precision.

All projects approved by the committee must adhere to the submitted version.

The evaluation committee must ensure that the projects meet the objectives and criteria outlined in this guide. In special cases, the committee may authorize some work or procedures that do not meet all of the objectives and criteria in the guide on the condition that they will not affect neighbouring properties or the harmony of the development as a whole.

The committee's approval of a project does not eliminate the necessity to meet any other authorizations required by all laws and rules in place.

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7. APEMTP

The Association des propriétaires de Ermitage du Mont-Tremblant Phase II-III-IV (Hémisphère Nord (hereby referred to as APEMTP) is a non-profit organization whose principal responsibility is managing the Project's common areas and ensuring compliance with the objectives and criteria for Project-related works and development.

The objectives and purposes of the APEMTP are to promote and defend the interests of the owners of lots of the project and to help improve the quality of life of the owners.

You can reach us at:



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Admin1@apemtp.org
www.apemtp.org

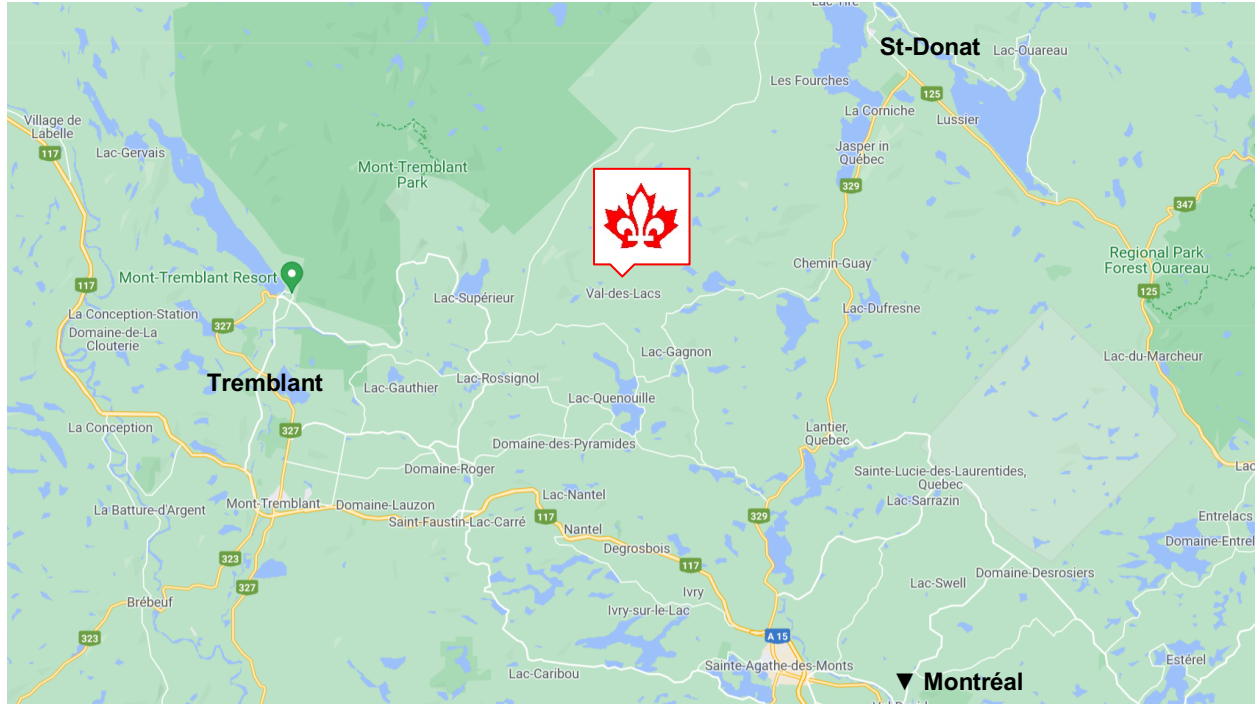


APPENDICES

ERMITAGE DU MONT-TREMBLANT PHASE II-III-IV HÉMISPHERE NORD

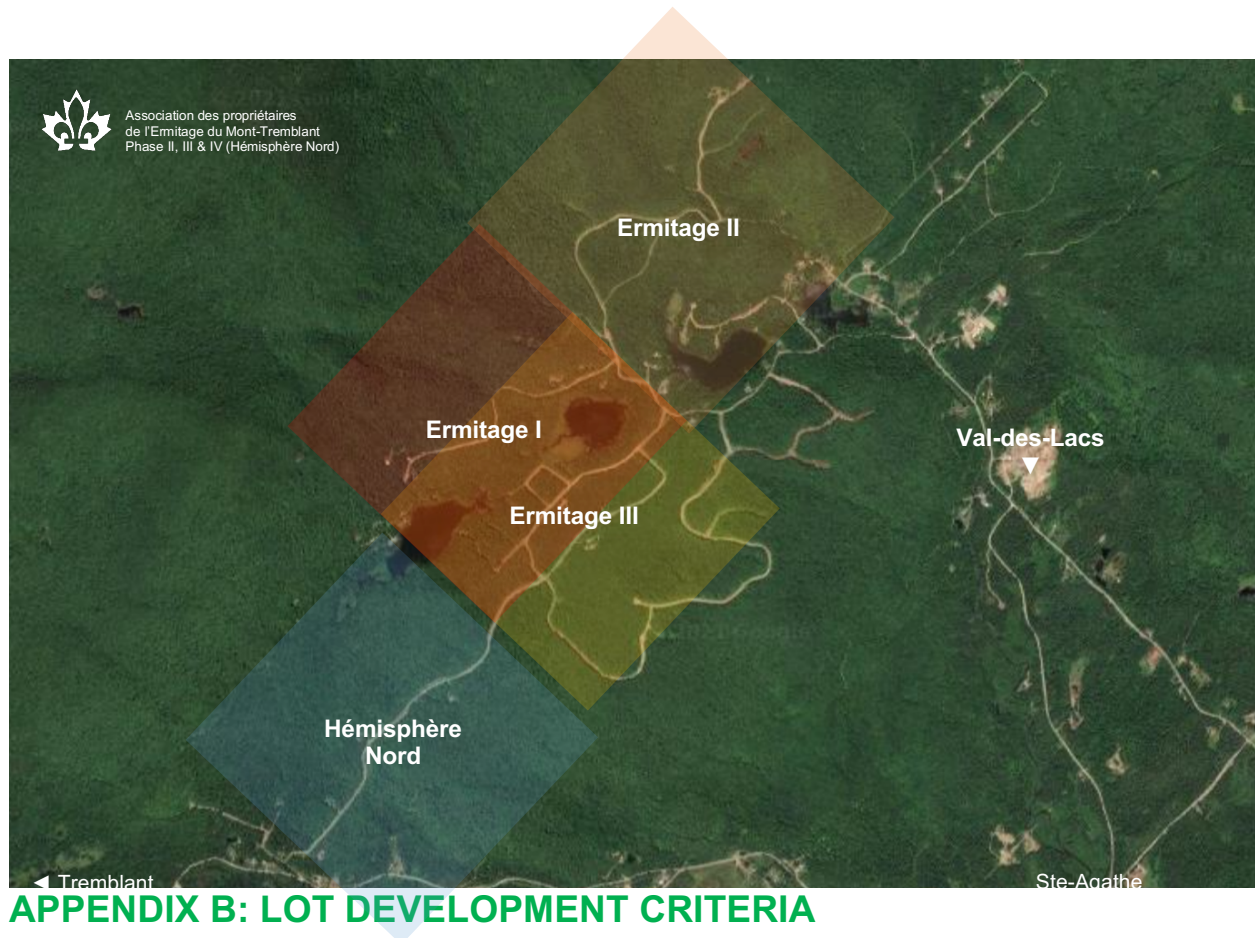
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APPENDIX A: TREMBLANT REGIONAL MAP



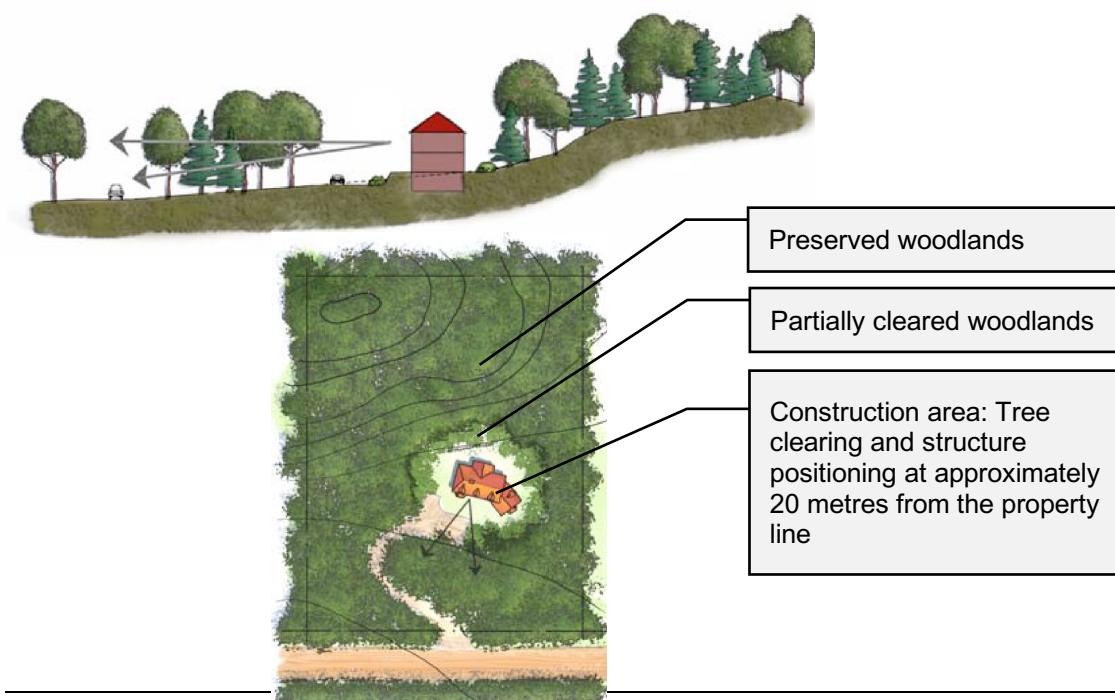
ERMITAGE DU MONT-TREMBLANT PHASE II-III-IV HÉMISPHERE NORD

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APPENDIX B: LOT DEVELOPMENT CRITERIA

The following models represent a visual example of the objectives set out by this guide regarding elements.



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Undesirable situation:

