



Building Guidelines at a glance...

2025

The full version of the Restrictive Covenants is on the Title of your property. The following is a shortened version used by Shuswap Lake Estates Ltd. when approving your new home plan.

Drawings: At least three weeks prior to excavation, one set of drawings must be submitted, clearly marked with all exterior finishes, elevations, setbacks, main floor square footage, roof finish & colour and a drainage plan. If during the course of construction, changes to the approved plans are made, you must re-submit the plans with the changes for re-approval.

Size: Main floor to be a minimum of 1200 square feet.

Conformity: Home must conform to the lot and the existing homes in the area.

Elevation: Driveways going down into a home and driveways over 8% in grade up or down are discouraged. Where driveways must exceed 8% grade, parking for 2 vehicles must be provided at street level within your property lines.

Roof Finish: Concrete Tiles & Shingles, listed below are all approved for Shuswap Lake Estates.

Asphalt-Fibreglass laminated shingles and colours that are approved:

Certainteed Presidential – colours: Weathered Wood, Autumn Blend, Shadow Gray, Slate Gray, Charcoal Black

Gaf Grand Sequoia – colours: Weathered Wood or Slate Blend, Charcoal.

Gaf Grand Canyon – colours: Mission Brown, Stonewood, Storm Cloud Gray, Black Oak.

Gaf Camelot – colours: Aged Oak, Essex Green, Welsh Gray, San Gabriel, Williamsburg Slate, Sheffield Black.

Gaf Timberline – (must have Ridglass high profile ridge cap) colours: Barkwood, Weathered Wood, Canadian Driftwood, Mission Brown, Pewter Grey

Pabco Paramount & Paramount Advantage – colours: Oakwood, Weathered Wood, Pewter Grey, Driftwood.

Owen Corning – Woodcrest - Woodmoor Shingles colours: Chestnut, Granite, Sycamore, Mesquite.

IKO Armourshake – colours: Chalet Wood, Greystone, Weathered Stone, Shadow Black.

IKO Cambridge – (Must have Ultra high profile ridge cap) colours: Dual Black, Charcoal Grey, Harvard Slate, Dual Brown, Weatherwood, Driftwood.

Exterior Finish: Most exterior finishes are approved including natural wood, imitation wood, stucco and vinyl siding. Brick or stone facing is encouraged. A horizontal trim or raised area at least 10 inches wide is required at floor joist level on all sides exceeding one storey. Vinyl siding will require offsetting trims in order to be approved. Desired type of finish and colours of all exterior finishing to be submitted with all drawings.

Roof Overhangs: Minimum 2' 6" – (plus gutter) measured horizontally from the side of the structure. Overhang may be reduced to 2' if the pitch is 8 / 12 or greater.

Window Area: 20% of main floor area is preferred; 15% minimum.

Garages: To be attached unless physical aspects of a lot make it impractical to do so.

Fencing: No front yard fencing permitted. All side and backyard fencing must be approved prior to installation.

Location on Lot: The minimum front setback is 5 metres; however we prefer the front setback to be a minimum of 7.5 metres. Rear setback minimum 5 metres. Due to fire regulations in BC building code the minimum side setbacks are 2.4 metres.

Completion: The exterior of the building is to be completed within 12 months after construction has commenced. No set time to commence construction. Landscaping must be complete within 18 months after commencing the construction of the home.

Written approval must be obtained from Shuswap Lake Estates office prior to commencing new construction or making exterior alterations to existing construction