



# Heritage Landing

at PARSONS CREEK

## **Design Guidelines**

**December 2013**

**EO-30225.100**

## PREFACE

In order to achieve a high quality of development within **Heritage Landing at Parsons Creek**, Surebrook Parsons Ltd. has commissioned and is committed to a set of Design Guidelines. These Design Guidelines are intended to provide consistency of architectural design, facilitate the contribution to an overall community architectural cohesiveness and identity, architectural styles and the establishment of high standards of design throughout the community.

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## TABLE OF CONTENTS

<b>1.0 DESIGN THEME STATEMENT</b> .....	<b>1</b>
<b>2.0 MUNICIPAL STANDARDS</b> .....	<b>2</b>
<b>3.0 BUILDING MASSING &amp; SITING</b> .....	<b>2</b>
3.1 Setbacks/Separation Space .....	2
3.2 Siting & Site Coverage .....	2
3.3 Building Heights, Roof Pitch, Overhangs & Massing.....	2
3.4 House Sizes .....	2
3.5 House Elevation .....	2
3.6 Repetition .....	2
<b>4.0 BUILDING MATERIALS</b> .....	<b>3</b>
4.1 Roof Materials .....	3
4.2 Exterior Finishes .....	3
4.3 Stone .....	3
4.4 Exposed Concrete Walls/Meters .....	3
<b>5.0 ARCHITECTURAL DETAILS &amp; COLOURS</b> .....	<b>3</b>
5.1 Elevations/Detailing .....	3
5.2 Trim, Soffits & Fascia.....	4
5.3 Front Entrances .....	4
5.4 Rear Elevations .....	5
5.5 Side Elevations .....	5
5.6 Chimneys.....	5
5.7 Windows .....	5
5.8 Columns .....	5
5.9 Accessories.....	6
5.10 Colours.....	6
<b>6.0 DRIVEWAYS, GARAGES &amp; ANCILLARY BUILDINGS</b> .....	<b>6</b>
6.1 Sidewalks & Driveways .....	6
6.2 Garages .....	7
6.3 Garage Doors .....	7
6.4 Ancillary Buildings &/or Garden Sheds .....	7

## TABLE OF CONTENTS (CONT'D)

<b>7.0 LOT GRADING</b> .....	<b>7</b>
<b>8.0 LANDSCAPING/FENCING</b> .....	<b>8</b>
8.1 Trees/Sod.....	8
8.2 Fencing.....	8
8.3 Retaining Walls.....	8
<b>9.0 SUSTAINABILITY INITIATIVES</b> .....	<b>8</b>
<b>10.0 OTHER IMPORTANT GUIDELINES</b> .....	<b>9</b>
10.1 Signage.....	9
10.2 Recreation Equipment & Commercial Vehicles.....	9
10.3 Damage To Improvements & Appearance During Construction.....	9
10.4 Clean-Up.....	9
<b>11.0 APPROVAL PROCESS</b> .....	<b>9</b>
11.1 Submission Requirements.....	10
11.2 Security Deposit .....	10
11.3 Interim Building Review.....	10
11.4 Final Approval/Refund of Security Deposit.....	10

Appendix 'A' – Community Lotting Plan

Appendix 'B' – Fence Details

## **Heritage Landing at Parson's Creek (Parcel 4)**

***These Design Guidelines are prepared for homes in Heritage Landing at Parsons Creek, a comprehensively planned community in Fort McMurray. Applicants should thoroughly review these Design Guidelines before starting the design of any project. These Design Guidelines are prepared by and are subject to change at the discretion of Surebrook Parsons Ltd. ("The Developer") acting reasonably.***

***The information contained herein is provided as a guide and the Surebrook Parsons Ltd. ("The Developer") and its designated consultant make no warranties or representations as to the accuracy or completeness of these guidelines. Purchasers shall be fully and solely responsible for all designs which follow these Design Guidelines and for the conformance to the appropriate building codes. These Design Guidelines may be altered, amended or varied by the Developer in its sole and absolute discretion.***

***The following information shall form the Design Guidelines for homes in Heritage Landing at Parsons Creek. In addition to these Design Guidelines, the Regional Municipality of Wood Buffalo (RMWB) Land Use By-law and its associated guidelines shall apply and all site development shall conform with these by-laws.***

***These Design Guidelines apply to the lots as shown as Appendix A - Community Lotting Plan.***

## **1.0 DESIGN THEME STATEMENT**

The primary thrust of these Design Guidelines is geared towards the overall "streetscape" and curb appeal of this subdivision through attention to detail on the home entry and front elevation. Design creativity is encouraged within a framework that ensures compatible design character throughout the development.

These Design Guidelines are the mechanism that encourages the development of high quality and carefully detailed homes, reflecting the comprehensively planned image of Heritage Landing at Parsons Creek.

The architectural theme of the exterior of homes is intended to be a contemporary interpretation of Heritage style architecture. Homes should draw on the flavour and inspiration of the heritage styles of Craftsman, Arts and Crafts, and Neo Traditional, fused into a Heritage Contemporary design style that emphasizes clean, simple, bold detailing and colour contrast. Bold accent colours. Victorian style detailing will not be permitted.

Windows and strong trim details will be very important on the homes in this development. Bold and simple wide trims, corner battens, window bands, shadow boards, porch columns and fascias with contrasting siding colours and black roofs will embody the style of this community. Stone is mandatory on all homes, giving homes a visually grounded look.

Most lots abutting a road, park, walkway or public space may be designated as an enhanced elevation treatment for one, or, more elevations in addition to the front elevation. These enhanced elevations lots are designated in Appendix A.

## **2.0 MUNICIPAL STANDARDS**

Formal standards for development will be those as established in the Regional Municipality of Wood Buffalo (RMWB) Land Use Bylaw – Neighbourhood District (ND). Conformity with these guidelines does not supersede the required development approval process of the Municipality.

## **3.0 BUILDING MASSING & SITING**

### **3.1 Setbacks/Separation Space**

Minimum setbacks for all front, side and rear yards are to conform to those established by the RMWB Land Use Bylaw.

### **3.2 Siting & Site Coverage**

The maximum site coverage is to be as per the ND – Neighbourhood District of the RMWB Land Use Bylaw.

Homes are to be sited to complement the overall streetscape and ensure compatibility with adjacent lots. The siting of the homes are to reflect the attributes of topography, views, exposure to sunlight, shape of lot, privacy considerations and relationship to neighbouring properties.

### **3.3 Building Heights, Roof Pitch, Overhangs & Massing**

The maximum building height to be as per the RMWB Land Use Bylaw.

The minimum roof pitch is to be determined by the chosen architectural style. A minimum roof pitch of 5:12 is required, however, a 6:12 roof pitch is preferred. Some house types may require a steeper roof pitch to better integrate with the streetscape. Flat roofs will not be permitted.

All overhangs are to be a minimum of 18”, except over a cantilever, bay or boxed window where the minimum overhang is to be 12”.

The massing of homes should be consistent and complimentary with the area and neighbouring homes.

## **3.4 House Sizes**

Designs are required to have depth and a variety of roof lines. Front elevation massing and detail are critical elements of the design of the homes.

All homes are to build within 2 ft. of building pocket width and must relate proportionally to the lot width and neighbouring homes. Any variance will be at the sole discretion of the Developer. Semi-detached house types are only allowed on lots designated by the Developer.

## **3.5 House Elevation**

No home is to have more than 4 risers at the front elevation. For bi-level or bungalow style homes, 5 risers will be considered subject to appropriate design details. Any variance will be at the sole discretion of the Developer.

## **3.6 Repetition**

The same elevation shall be separated by 3 lots (i.e. XOAGX) on the same side of the street and will not be permitted directly across the street. This may be altered at the Developer’s discretion if it can be shown that the two elevations in question are located so as not to be visible together from any angle or use of materials and colours materially differentiate the two elevations.

Overall, identical building elevations shall not comprise more than 30% of a street block (i.e., there should be at least three different models regardless of elevation type, within any row of ten buildings on a street).

While similar house plans and elevations are inevitable, it is possible to vary the design by changing exterior elements. If it is felt that the adjacent houses are too similar, the Developer will request the applicant to make design changes.

For semi-detached lots, similar house plans and elevations are acceptable for adjoining homes.

## **4.0 BUILDING MATERIALS**

### **4.1 Roof Materials**

The roof materials are to be IKO Dual Black 25 year architectural shingles.

### **4.2 Exterior Finishes**

The primary wall materials are to be vinyl or composite siding (hardiboard - concrete composite or smart board) or approved equivalent.

The use of stucco as a primary wall material may be considered at the sole discretion of the Developer.

Secondary wall materials may consist of cedar shakes, masonry, composite or high quality vinyl shakes, smart panel, or board and batten detailing. Composite siding with a smaller lap profile may also be used as a secondary wall material.

### **4.3 Stone**

Stone detailing is required on both the garage and some portions of the house. For detached garages located at the back of lots, stone detailing is not required. The details should reflect structural elements and should complement the chosen architectural style and colour scheme.

The minimum height of stone is to be 5'-0" with a minimum of 50 sq. ft. total area on front elevation (stone calculation does not include wrap arounds or returns - this will be in addition to the 50 sq. ft. min.). All stone must wrap at least 2'-0" around all corners and all columns must have full wrap-around detailing. Minor variations may be considered by the Developer where other extraordinary design elements are included.

Acceptable masonry includes authentic or cultured stone. Brick will not be permitted.

### **4.4 Exposed Concrete Walls/Meters**

No higher than 24" of concrete walls are to be exposed above grade though a maximum height of 18" is encouraged, where reasonably possible. Higher concrete walls are to be clad with the predominant siding material.

Electrical and gas meters are to be on rear or side elevations.

## **5.0 ARCHITECTURAL DETAILS & COLOURS**

### **5.1 Elevations/Detailing**

All homes should incorporate a front porch or portico on the front face of the home. Any such porch or portico should be a minimum of 4'-0" from the main face of the home, however, 6'-0" depth are highly encouraged. If a submitted design does not have a front porch or portico but has adequate detail and massing it may be accepted at the Developer's discretion.

The underside of front porches is to be screened in with an appropriate and complementary material so that the space under the deck is not visible. Exposed or unfinished crezone panels are not acceptable.

The Contemporary Heritage style in this development will be embodied by the architectural styles of Craftsman/Arts and Crafts, Neo-Traditional and Contemporary Heritage with the following key architectural features and details:

#### **Neo-Traditional Style**

- Simple, well proportioned roof lines;
- Carefully proportioned, symmetrical front façades and gables;
- Moderate to steep pitched roofs (minimum 6:12);
- Modern interpretations of classic elements such as pediments and columns;
- Porticos or small symmetrical porches;

- Narrow casement windows with shutters on front elevations or other elevations designated for enhanced treatment. The exclusion of shutters may be considered in some circumstances where alternate substantial window treatment is provided in keeping with the Neo-Traditional house style.

### **Craftsman/Arts & Crafts Style**

- Moderate pitched roofs (minimum 5:12);
- Deep overhangs (24") are strongly encouraged (with 18" as a minimum);
- Exposed rafter, brace and bracket details;
- Windows and doors with long vertical panes;
- Porches with large square or tapered columns;
- Columns with stone bases/supports;
- Gable dormers and gable ends.

### **Contemporary Heritage Fusion Style**

- Simple roof lines;
- Carefully proportioned facades;
- Simple and modern interpretation of architectural elements (columns, tri, etc.);
- Moderate or steep pitched roofs;
- Simple stone detailing (panels or column bases).

Bungalows should be designed with raised front facades, steeper roof pitches and increased roof massing (side gables/dormers where appropriate) to provide a better transition to any adjacent 2 storey homes.

Prairie Modern home styles may be considered at the discretion of the Developer, subject to appropriate design details. Roof pitches should be 5/12 for this style. 4/12 roof pitches may be considered for this house style, at the discretion of the Developer.

## **5.2 Trim, Soffits & Fascia**

Modern trim materials used in a traditional manner will assist the houses to appear traditional and timeless. Designers are asked to put a great deal of effort into the trim detailing on each elevation. All trim is to contrast with the chosen predominant cladding on the house.

- Trim will be required on all front and enhanced view designated elevations of all homes;
- Trim material is to be wood or composite, metal clad, or an approved equivalent. Vinyl corner boards may be used if it is 4" wide or larger;
- Window trim on enhanced view elevations should match the profile of the front elevation but as a minimum should be 4" wide on all four sides of the window;
- Shadow boards or cornices, are encouraged for all front and enhanced view designated open gable ends where the wall meets the soffit;
- Corner boards are to be a minimum width of 4" (100 mm);
- Trim must project beyond the wall material they are designed within. When a composite material trim is used on a stone wall, the trim must be built out at least ½" beyond the stone;
- Open gables on the front and other highly visible elevations should be constructed with a composite material;
- All fascia must be a minimum of 8" in height.

## **5.3 Front Entrances**

Front entrances are to create an impression of quality through the incorporation of canopies, porticos or porches in keeping with the selected architectural style. Angled entries will be permitted but should be designed in such a way to be visible from the street with minimal recess.



All front entrance doors are to be of high quality. The front door is to incorporate a special glazing element. Fanlights are not permitted. Metal doors are to be painted to match house trim or siding colours. White doors will not be permitted. Wood doors should be stained.

Stairs are to be precast concrete, cast-in-place concrete or wood constructed on site. If wood stairs are used, the vertical surfaces of the wood (risers) at a minimum is to be stained or painted to match or complement the trim colour. Open stair treads will not be acceptable.

#### **5.4 Rear Elevations**

Rear elevations that are visible to open spaces, walkways or roadways will require an extra level of detail (see Appendix 'A'). All windows on the rear elevation should be a similar style as the front elevation. Window styles, patterns and trim details are to be similar to as the front elevations for homes backing onto open space, walkway, parks, ponds or main road (i.e., lots designated as enhanced view elevations).

All decks for homes that back onto amenity spaces (designated as enhanced view elevations) or are on walkout lots must be built at the initial time of construction and must be on the building plans. All exposed deck posts are to be a minimum dimension of 8" x 8".

Gable roofs on the rear elevations of homes that back onto amenity spaces should have similar design details as the gables on the front elevations.

Clear three storey rear elevations on walkout lots will not be permitted. Articulation must be provided in the wall heights to help ground the building. This articulation can be accomplished by staggering the upper floor or by adding different roof elements between the main and upper floor.

#### **5.5 Side Elevations**

Lots designated as enhanced view side elevations such as those siding onto a street, walkway or open space will require substantial additional treatment (see Appendix 'A').

The side elevation should be well articulated with various architectural elements appropriate for the overall design of the house. Such elements may include box outs, chimneys and fully detailed windows, shadow bands, belly boards, porch or verandas that wrap around from the front of the house. The Developer must approve the side elevation on all corner lots.

#### **5.6 Chimneys**

All chimneys flues, if any, must be boxed in with the same finish as the main body of the home. Stone clad chimneys are highly encouraged.

#### **5.7 Windows**

Windows are to be carefully proportioned and window treatment is required on all elevations. The design and placement of windows should be in keeping with the selected architectural style. Wherever possible, the size of windows should be maximized in keeping with architectural theme of the home.

Unless otherwise specified, casement, double-hung, single-hung, vertical sliding, horizontal sliding and awning are appropriate window types and may be incorporated with non functional windows to create more elaborate window designs. If muntin bars are used, they should be of solid materials, not tape.

Skylights are not permitted on roof slopes that face the front street.

#### **5.8 Columns**

Strong, broad, square or tapered columns are a key architectural element and all homes must have at least one column on the front elevation.

All columns must have some stone with a minimum base diameter of 18", with no part of the column less than 10" in diameter. All columns are to have trim details at the base and top.

## **5.9 Accessories**

Deck railings will be required as per the Alberta Building Code. Front porches and rear decks should have railings in a style to match the architectural theme. Acceptable railing materials include (depending on architectural style): metal; wood (stained or finished to match home); metal framed glass and composite materials. Corner posts are to be a minimum of 4" square for wood and 3" for metal systems. The detailing for railing systems are to match the architectural style.

Light fixtures shall complement the architectural style of the home. Recessed pot lights or light fixtures with a contemporary look in keeping with the theme are encouraged for the garage and front entry.

House numbers are required and must be a minimum of 6" high and are to be located on the front garage elevation or at the front entry door. Where designated by the Developer, house numbers must be ordered and installed to the Developer's specifications.

Rainware should be limited on exposed elevations. Downspouts should be placed on side and rear elevations of homes only. The downspouts are to be oriented in accordance with the lot grading plan. Rainware is to match the approved trim colour or soffit/fascia colour.

No brass accessories are permitted on the exterior of any home including house numbers and mailboxes.

## **5.10 Colours**

Contrasting colours are the central theme to emulate the Contemporary Heritage Home styles in this development. Matching fascia and siding will not be permitted. Variances will be reviewed and approved by the Developer.

All the exterior colour schemes must be approved. Colours cannot be repeated within three (3) lots on the same side of the street and will not be permitted directly across the street (some flexibility may be allowed for little used secondary or tertiary colours). A colour sample may be requested for approval by the Developer.

**Bold secondary colours:** each home is required to have one secondary colour that is complementary to the main body colour of the home. This colour is to be bold and dark (i.e. dark red, walnut) typical of "premium" siding colours. This colour may be used on accent materials such as shakes or gable treatments. All secondary colours will be approved at the discretion of the Developer.

**Tertiary colours-** a third accent or accessory colour or material is encouraged.

No adjacent homes shall be of the same colour with the same. Notwithstanding this, the Developer will not permit the predominance of one colour within any portion of the area.

The use of white siding may be permitted as an accent panel, but will not be permitted as a main siding colour.

Pastel colours such as peach, pink, pale blue, yellow or pale green will not be permitted.

## **6.0 DRIVEWAYS, GARAGES & ANCILLARY BUILDINGS**

### **6.1 Sidewalks & Driveways**

Driveways are to be concrete with broomed finish at minimum. Stamped coloured concrete or exposed aggregate finish will also be approved and is highly encouraged. Borders of stamped coloured concrete or exposed aggregate will also be approved. Brick or unit pavers are not acceptable.

Front walks are to consist of the same materials as the main part of the driveway and are to be poured at the same time as the driveway. Sidewalk stones or blocks are not permitted.

Poured in place and pre-cast concrete steps are permitted as long as they match the driveway and sidewalk leading to the home. If the driveway is exposed aggregate then the step and walkway is to be exposed aggregate. The use of exposed aggregate or coloured concrete is encouraged. Variances to sidewalk material are subject to review and approval by Developer.

To accommodate on street parking, the distance between front access driveways should either be less than 4.0 m (13.1 ft.) or greater than 9.0 m (29.5 ft.). In all cases, the driveway width shall adhere to RMWB requirements and the approved driveway location shown in the engineering drawings.

## **6.2 Garages**

Rear detached garages are to be finished in the same materials and colours as the house.

It is encouraged that the wall between the garage door and the front entry porch of a front drive not exceed 14 ft. This will make the garage look more like part of the design and not an addition to the home. When this distance is exceeded, the design must incorporate some sort of detailing along the garage wall such as a window or batten detailing.

Garages are to be sited on the lot in conformity with the approved Subdivision Garage Plan.

## **6.3 Garage Doors**

For homes with front attached garages, the garage door will be a key design feature of the house. All garage doors to have raised panel detailing in a contemporary version of “carriage house” or “renaissance” door with simple lines that are compatible with the house designs. Glazing is encouraged on garage doors.

All rear detached garages are to have door with a raised panel detail at minimum.

The door may be metal or wood and should match the main body colour or the trim colour of the home. White garage doors are not acceptable.

## **6.4 Ancillary Buildings &/or Garden Sheds**

If the building or shed is visible from neighbouring lots, wall finishes and colours must complement or match the house, while roof materials are to match. Metal or plastic garden sheds are not acceptable. Sheds with OSB cladding are not acceptable.

## **7.0 LOT GRADING**

Lot grading is to conform to the approved Subdivision Grading Plan. The costs of obtaining proper grading and drainage are the responsibility of the Builder and/or Purchaser. Do not grade to existing vacant lots or undeveloped land, but to the design elevation provided. All plot plans are to be prepared by the Designated Surveyor. The staking out of the home will be jointly carried out by the Builder and the Designated Surveyor at the Builder’s expense.

Builders are responsible for inspecting footing elevations.

Final grade certificates must be prepared by the Designated Surveyor and approved by the RMWB Drainage Department showing that lot grades comply with the Subdivision grading Plan as a condition of the refund of security deposit.

Downspouts must be directed away from house to streets or drainage structures. Stormwater must not be directed to adjacent lots. It is the Builders responsibility to cross reference the downspout location with the approved Engineering Drawings. Roof leaders may be required by the RMWB. It is the Builder’s responsibility to ensure confirmation with downspout location as noted in approved engineering drawings.

## **8.0 LANDSCAPING/FENCING**

### **8.1 Trees/Sod**

A minimum of one (1) tree, five (5) shrubs, and sod (grass seed is not permitted - sod must be used in all yard areas) are to be planted by the builder and/or homeowner in the front yard. The tree is to be a 2" caliper deciduous (minimum 9 ft. height) or 6 ft. height evergreen/coniferous. Measurement for caliper size will be taken 1'-0" above root ball. Smaller sizes will not be accepted. All trees are to be nursery grown.

Homeowners are encouraged to provide additional high quality landscaping in front yards, such as perennial plantings, shrubs/annual beds, rockery, feature gardens, etc.

The use of hard surface materials such as concrete and paving stones as a surface treatment should be minimized and the use of natural landscaping is strongly encouraged.

All landscaping in the front yard is to be completed by the Builder or homeowner within 12 months following the first spring after the date of possession. Corner lots must have the landscaping adjacent to both street elevations completed under the same timeline.

### **8.2 Fencing**

All rear and side yards must be fenced with such fencing as to match the approved subdivision fence details in colour and style as per the attached details in Appendix 'B'.

Fencing is the responsibility of the builder and/or homeowner to construct and maintain. Homeowners are encouraged to complete the fencing on all sides of their rear yards within 12 months of occupying the residence.

The maintenance of all fences is the responsibility of the homeowners. All fencing must be constructed in adherence to the approved subdivision grading plan and RMWB standards.

### **8.3 Retaining Walls**

Retaining walls should be limited to a maximum exposed height of 0.9 m (3'-0"). Retaining walls higher than this should be designed in a stepped fashion to reduce the visual impact of the wall. All retaining walls are to be constructed to compliment the exterior building finishes and blend with the landscape. Timber retaining walls will not be acceptable. Any retaining walls are the responsibility of the Builder and/or purchaser and are to be constructed completely within private property lines.

## **9.0 SUSTAINABILITY INITIATIVES**

A variety of sustainability initiatives and practices relating to home design and construction will be encouraged. All development should consider the full range of contemporary measures and sustainable building practices, products and landscaping to minimize the impact on the natural environment and conserve natural resources.

The following are sustainability initiatives that are encouraged on all homes:

- Energy efficient doors and windows;
- Energy Star rated appliances;
- Energy Star rated high efficiency heating and cooling systems;
- Low 'e' windows;
- Low flow and dual flush toilets;
- Low flow shower heads, and faucets;
- Recycling of cardboard/paper waste materials during construction;
- Programmable thermostats;
- Tankless on-demand hot water heaters;
- Energy efficiency monitoring devices;
- Water recycling (water harvesting, "grey water" use for irrigation and other uses);
- Connection of downspouts to water barrels;
- Drought tolerant landscaping;
- Low toxic paints and finishes;
- Solar hot water systems;
- Waste water heat recovery systems;
- Hot water re-circulating systems;
- Use of sustainable harvested wood; and

- Use of insulation, house wrap and building materials that meet applicable certification for energy efficiency.

## **10.0 OTHER IMPORTANT GUIDELINES**

### **10.1 Signage**

All “For Sale”, builders and construction signs are to be in the standard format as approved by the Developer. Both temporary and permanent signage will be co-ordinated and approved by the Developer. Pylon signs will not be permitted.

### **10.2 Recreation Equipment & Commercial Vehicles**

Recreation vehicles and commercial vehicles in excess of 1 ton capacity shall not be stored in the front yard or driveway of any property between the building line and the curb, and if otherwise stored on the property, shall be screened to reduce unattractive visibility of such vehicles or equipment from abutting street and adjacent homes. All parking is to meet the requirements and standards of the RMWB Land Use Bylaw.

### **10.3 Damage To Improvements & Appearance During Construction**

It is the responsibility of the Purchaser and/or Builder to ensure that local improvements including, but not limited to, curbs, gutters, sidewalks, street furniture, fencing, landscaping, etc., are not damaged.

Each purchaser and/or Builder must inspect the condition of the local improvements installed by the Vendor in, on, or around his lot prior to commencement of construction in order to determine if any of these local improvements are damaged. Written notice of any damages must be submitted to the Vendor prior to purchasing the lot. Costs for repairing damages for same shall become the sole responsibility of the Purchaser and/or Builder and may be deducted from the Security Deposits.

The Purchaser and/or Builder are required to keep their lot clean and orderly during construction. Burning of garbage is not permitted. Purchasers and/or Builders found negligent will be back-charged for clean-up carried out by the Developer.

### **10.4 Clean-Up**

Builders should encourage timely removal by all sub-trades of litter on building sites. Failure to comply will result in a clean-up bill being charged to the lot. Any general clean-up of the subdivision implemented by Surebrook Parsons Ltd. can, and will be charged pro-rata to all builders.

## **11.0 APPROVAL PROCESS**

Conformity with the approval process of the RMWB does not supersede the required approval process of these Guidelines. The Applicant shall be required to submit plans to the Developer prior to applying to the RMWB for any permits. The Developer or the Developer’s Representative has the responsibility to review all plans to ensure the Applicant meet the objectives of these Design Guidelines.

Prior to a submission of a building permit application to the RMWB, the Builder must receive approval of the site plan and architectural design by the Developer.

Upon submission of the drawings and samples, the Developer or the Developer’s Design Consultant will review the submission and recommend approval, modification or rejection of the application within 5 working days based on the adherence of the plans to the Design Guidelines. The application information and 1 set of prints will be retained by the Developer for future reference. The second set of similarly marked prints with the identified changes and/or comments will be returned to the Applicant.

The Developer or the Developer's Design Consultant may carry out periodic onsite inspections during construction to ensure compliance with approved plans. Any modification to the plans must be approved by the Developer or the Developer's Design Consultant.

The acceptance of any design, interpretation of any of the Design Guidelines or amendments to the Design Guidelines will be at the sole discretion of the Developer or the Developer's Design Consultant whose decisions will be final. If alternative details to those outlined in these Design Guidelines are provided and justified in circumstances of alternate, similar or better quality, the acceptability of such alternatives is solely at the Developer's discretion.

### **11.1 Submission Requirements**

The Builder and/or Purchaser shall submit the following information to the Developer:

- complete set of drawings of the house;
- a plot plan identifying lot grades, floor elevations, setbacks and house location prepared by the Designated Land Surveyor;
- a completed Application Form for House Plan Approval, with colour/product samples if required.

### **11.2 Security Deposit**

A security deposit in the amount of \$7,500 per lot (regardless of the number of lots) is required to ensure Design Guidelines objectives are met and to cover the cost of potential damage to:

- curb stop-water service valve;
- sidewalks, curbs and gutters;
- asphalt;
- boulevard landscaping and trees;
- light standards;
- fire hydrants;
- cathodic protection points;
- grading and drainage swales;
- fencing; and
- berms.

A Lot Inspection Report must be completed and returned to the Developer within seven (7) days of lot purchase or any and all lot damages will be assessed to the purchaser.

### **11.3 Interim Building Review**

The Developer may carry out an onsite review of the construction. Periodic checks may be made to ensure conformance to approved grading plans and the Design Guidelines. Modifications may be requested related to actual site conditions.

### **11.4 Final Approval/Refund of Security Deposit**

The Developer must be in receipt of the following prior to authorizing the release of the security deposit and final approval:

- written request for release accompanied by as-built lot grading certificate;
- final inspection report by designated Design Consultant outlining as-built conformance with the Design Guidelines and house plan approval;
- final inspection by Designated Design Consultant for report of any damages to municipal improvements;
- inspection of the completion of all minimum landscaping and fencing requirements; and
- all applicable Final Acceptance Certificates from the municipality.

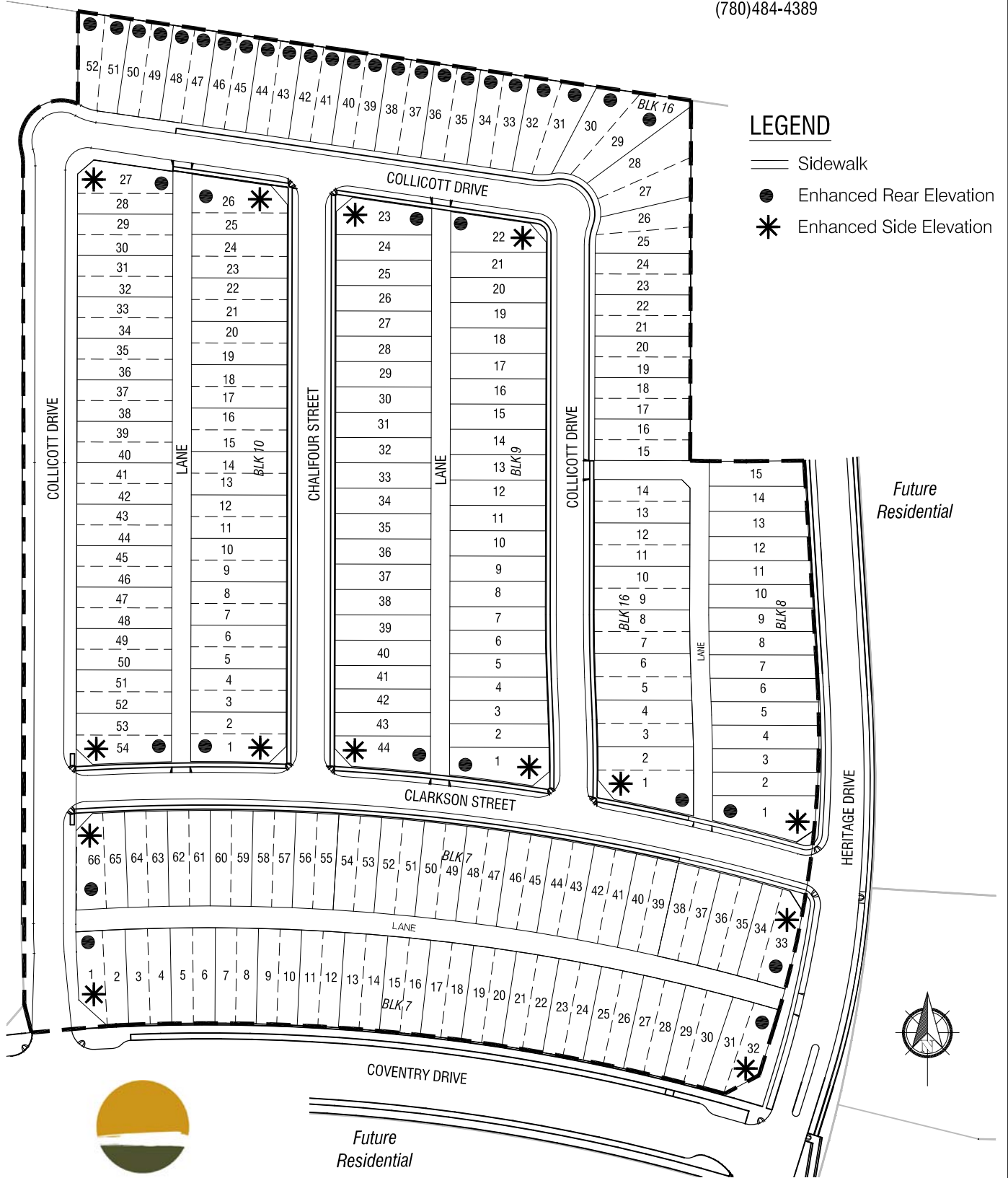
## **APPENDIX 'A'**

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### **COMMUNITY LOTTING PLAN**

**LEGEND**

- Sidewalk
- Enhanced Rear Elevation
- \* Enhanced Side Elevation



**Heritage Landing**  
at PARSONS CREEK

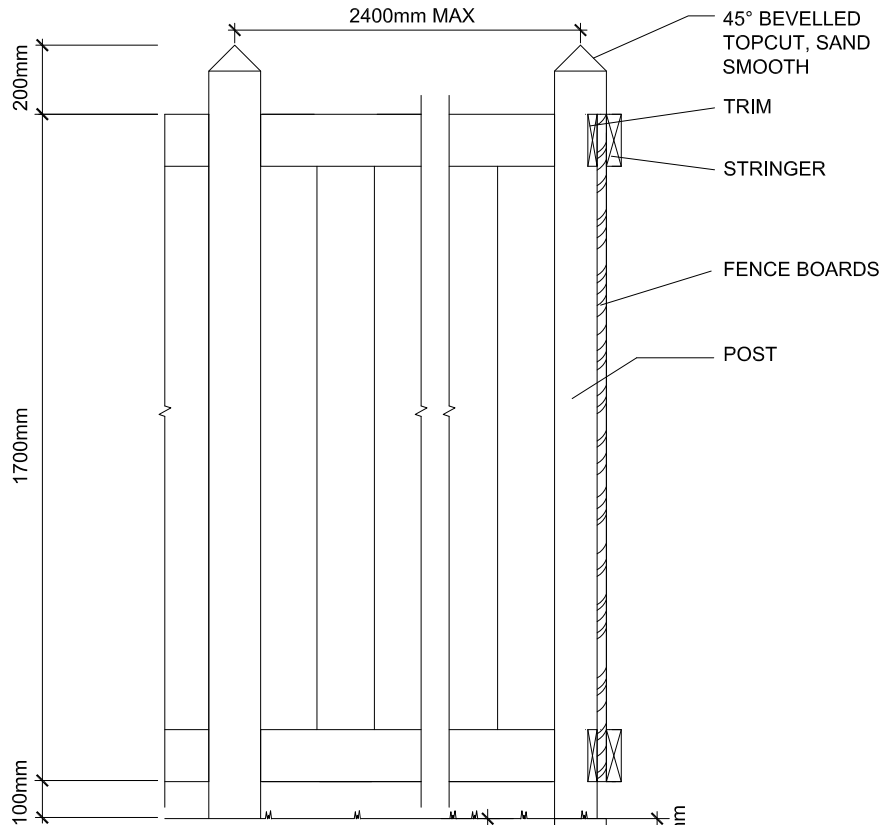
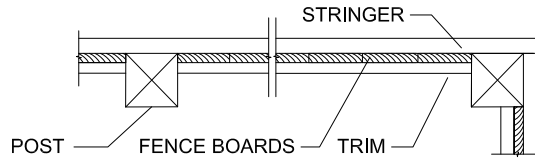
**Community Map**



## **APPENDIX 'B'**

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### **FENCE DETAILS**



**STAIN NOTES:**

-FIRST COAT EVENLY APPLIED PRIOR TO ASSEMBLY WITH ALL CUT ENDS DIPPED.

-SECOND COAT EVENLY APPLIED TO COVER ALL EXPOSED SURFACES OF FENCE IN PLACE

-STAIN TO BE APPLIED AS PER MANUFACTURER'S SPEC.

**STAIN COLOUR:**  
TO BE DETERMINED BY DEVELOPER

**NOTES:**

POSTS: 150mm X 150mm X 3000mm LONG, ROUGH CUT SPF PRESSURE TREATED TIMBER.

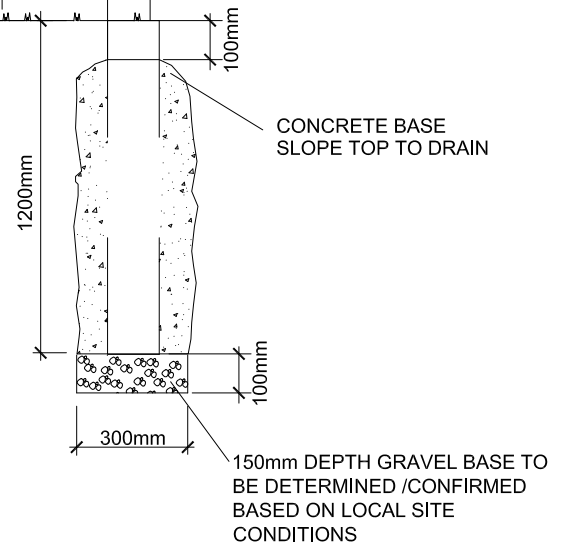
STRINGERS: 2 - 50mm X 150mm X 2400mm LONG S4S SPF PRESSURE TREATED STRINGERS, FASTENED WITH 2 - 75mm #10 ZINC SCREWS PER CONNECTION. MOUNT STRINGERS FACING PRIVATE PROPERTY. WHERE FENCE TERMINATES, ANGLE CUT STRINGER END AT 45°

TRIM: 2 - 25mm X 150mm X 2250mm LONG, S4S SPF TRIM FASTENED WITH 2 - 63mm #8 ZINC SCREWS PER CONNECTION SPACED AT 600mm.

FENCE BOARDS: 25mm X 150mm X 1700mm LONG, S4S SPF FENCE BOARDS FASTENED WITH 2-50mm LONG GALVANIZED STAPLES PER CONNECTION

FINISH: STAIN TO BE APPROVED BY THE MUNICIPALITY PRIOR TO CONSTRUCTION.

HARDWARE: ALL HARDWARE TO BE GALVANIZED, UNLESS OTHERWISE NOTED.



**Heritage Landing**  
at PARSONS CREEK

# Wood Screen Fence Detail