



# GREENBURY

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## architectural design guidelines

STAGE 11  
Block 12, Lots 68-75; Block 13, Lots 28-29; Block 14, Lots 29-34, 49-63; Block 15, Lots 1-9;  
September 2021

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## 1 DIRECTORY

**Developer:** **Cantiro Communities Pioneer Ltd.**

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Edmonton, Alberta T5S 1G2  
Phone: 780-484-4389  
Fax: 780-484-5397

**Engineers:** **IBI Group**

#300  
10830 Jasper Avenue  
Edmonton, Alberta T5J 2B3  
Phone: 780-428-4000  
Fax: 780-426-3256

**Architectural Applications:** **E2 + Associates**

700 2 Street Southwest, Floor 19  
Calgary, Alberta T2P 2W2  
Phone: 403- 256-5123

**Surveyor:** **Pals Survey**

10704 – 176 Street  
Edmonton, Alberta T5S 1G7  
Attention: Builder Services  
Phone: 780-455-3177  
Fax: 780-451-2047

**Solicitor:** **Biamonte LLP**

Suite 1700, 10025 – 102A Avenue  
Edmonton, Alberta T5J 2Z2  
Phone: 780-425-5800  
Fax: 780-426-1600

**Geotechnical Consultants:** **J.R. Paine**

17505 - 106 Avenue  
Edmonton, Alberta T5S 1E7  
Phone: 780-489-0700  
Fax: 780-489-0800

**Address Plaques** **Behrends Bronze**

2207 91 Avenue  
Edmonton, Alberta T6P 1L1  
Phone: 780-464-5177  
Fax: 780-467-6516

## 2 INTRODUCTION

### 2.1 Objective

- 2.1.1 The theme of the Greenbury neighborhood is in the Brownstone style. An icon in architecture inspired by urban living originally developed in London as a “house on the park”, this theme will be incorporated throughout all urban design elements within the neighborhood.



- 2.1.2 The streetscapes of Greenbury will be diverse. A broad mix of housing types will be unified through common design elements and landscaping features that reinforce the character and lifestyle of the neighborhood in an expression of harmony.
- 2.1.3 The features and finishes are both chic and rustic in materials that are timeless and solid. The same essential style distinction will be shared and evident in all housing types.
- 2.1.4 The general objective of the guidelines is to express lifestyle through design, creating harmonious streetscapes comprised of varied housing products that are distinctive and uniquely unified. This document outlines the design guidelines and landscape requirements in Greenbury.
- 2.1.5 Homes will be thoughtfully designed and built incorporating the principles of this ‘green’, environmentally friendly neighborhood.

### 2.2 Limitations

- 2.2.1 Each Builder/Purchaser Owner is responsible for inspecting the condition of curbs, sidewalks, streetlights, services, etc. on their lot and must submit written notice of any damages to the Developer within 7 days of purchasing the lot; otherwise cost for repairing any damages become the sole responsibility of the Purchaser. A copy of this report is attached as Appendix C.
- 2.2.2 **These requirements may be altered, amended, or varied by the Vendor, Cantiro, at its sole and absolute discretion and without prior notice. Cantiro and their designated consultants retain the full discretion to approve or disapprove any or all elements of a proposed development or structure. It is strongly recommended that all purchasers or builders obtain pre-approval for any proposed development. All Purchasers/Builders are advised to review this document in its entirety prior to completing any work on the lands.**
- 2.2.3 The Vendor, the Architectural Consultant, their servants, agents, contractors, appointees, shall not be held responsible or liable for the accuracy, enforcement or compliance with these Landscape and Design Requirements to any Owner, Purchaser and/or Builder within the subdivision.
- 2.2.4 Restrictive covenants(s) with these Architectural Guidelines are registered on title of each lot.

- 2.2.5 Formal standards for development will be those as established in the City of Spruce Grove Land Use Bylaw, specific to Greenbury. Conformity with these requirements does not supersede the required approval process of the City of Spruce Grove.
- 2.2.6 It is not the purpose of this process to check for compliance with applicable governing statutes and requirements. Incomplete submissions may be returned without review. Any changes to approved plans must be approved in writing prior to implementation.

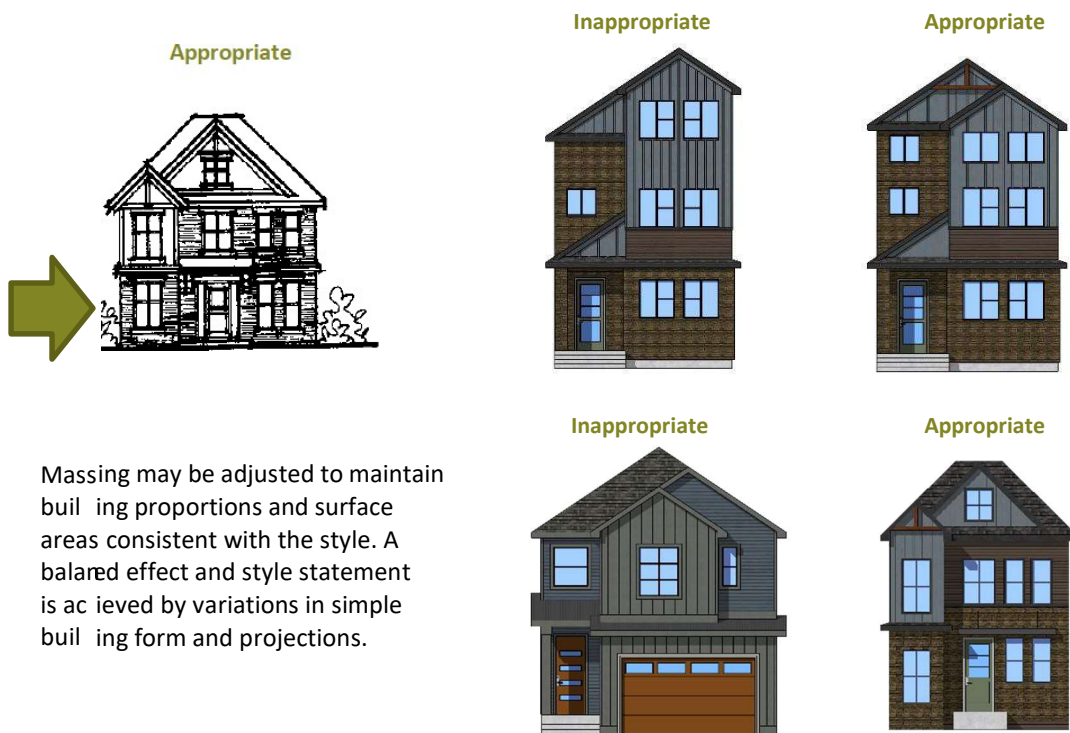
## 3 MASSING & SITING

### 3.1 Mix of Housing Types

- 3.1.1 Housing types can be mixed within the same streetscape (single detached, semi-detached and row housing), using architectural elements to adjust massing and proportions for a cohesive presentation.

### 3.2 Massing

- 3.2.1 Architectural massing refers to the concept of arranging the volumes of a house in relation to each other and the streetscape. When adding a 3<sup>rd</sup> storey development, care must be taken to ensure this space does not overwhelm the structure. This may be accomplished by integrating 3<sup>rd</sup> floor space into the roof mass with the inclusion of dormers. Lower fascia's and gradual transition will assist in balancing the presentation.



- 3.2.2 Massing may be adjusted to maintain building proportions and surface areas consistent with the style. A balanced effect and style statement is achieved by variations in simple building form and projections.

### **3.3 Density**

- 3.3.1 If there is a mixed streetscape, density will only increase by one level on adjacent lots. I.e., single detached housing must be separated from row housing with semi-detached housing.

### **3.4 Height**

- 3.4.1 Height can only increase by one storey on adjacent lots. I.e., a three-storey building is only permitted adjacent to a two-storey building.

### **3.5 Siting**

- 3.5.1 Siting should reflect careful consideration of lot characteristics, relationship, and orientation. The minimum house width at the front elevation must be within 2' of the building pocket maximum.

## **4 REPETITION**

### **4.1 Mix of Elevations**

- 4.1.1 The mix of housing types in Greenbury will result in interesting and diverse streetscapes. Similar elevations may not be repeated on adjacent lots.
- 4.1.2 Repetitive use of elevations will be monitored to ensure diversity is maintained.

### **4.2 Rear Elevations**

- 4.2.1 Lots with visibility at the rear must address repetition at both the front and rear elevations.

## **5 HIGH VISIBILITY LOTS**

### **5.1 Classification**

- 5.1.1 High visibility locations abutting parks, trails, stormwater management facilities, and backing onto community or collector roads require special design consideration. The following will be required on these high visibility elevations, as identified on the map in Appendix E: Secondary materials, roof lines, window trims/mullions to match the front elevation of the home. Decks must be included on the approved plans and must have all vertical surfaces finished and painted. Decks on non-walkout lots must be skirted. Decks will be required to be indicated on final working drawings for walk out and non-walkout lots but can be built by homeowner complying with Guideline requirements. Deck to be built PRIOR to final home inspection.

**High Visibility Rear Elevation, Non-walkout**



- 5.1.2 Low visibility exposed elevations facing walkways in internal roads that are concealed by a screen fence require some additional design consideration but not at the same level as the high visibility exposed elevations. The following will be required on these low visibility elevations, as identified on the map in schedule E: Secondary materials, roof lines, window trims/mullions to match the front elevation of the home (upper storey only).

**Low Visibility Rear Elevation**



**5.2 Requirements for Rear Elevations**

- 5.2.1 Rear elevations at these locations must present stylistic definition and thoughtful proportions consistent with the front elevation. The wall plane must include variation and a suitable number of openings for area of wall. Trims must be included at all openings. Deck railings at these locations will be aluminum, picket style in Charcoal, black or Pewter. For low visibility exposed rear elevations, only upper storey treatment is required.

**Inappropriate**



**Appropriate**





### 5.3 Corner Lot Treatment

- 5.3.1 Corner lots are highlighted for exceptional treatment. The objective is for the flanking side to reflect the same stylistic definition and thoughtful detailing associated with the front, as well as features and elements to diminish the mass at both street elevations.

### 5.4 Material Return

- 5.4.1 Flanking side elevations on high visibility corner lots will require stone or brick returned and the addition of stone to achieve stylistic definition. Front attached garage product on corner lots will include stone or brick, the full length of the garage wall facing view. Low visibility side elevations are to have premium siding wrapped to the front entry only and may be permitted to have a reduced stone return, dropping to porch height after the first 2' of return on the side of the garage, but still returning at porch height and terminating into the porch.

**Low Visibility Corner**



**High Visibility Corner**



### 5.5 Walkout Lots

- 5.5.1 Lots designated for a walkout basement model require special design consideration at the rear elevation. In addition to addressing features as set out for high visibility (5.2.1), these designs must avoid a towering three-storey appearance and have deck constructed concurrent with the home.

**Inappropriate**



**Appropriate**



## 6 LOT GRADING

### 6.1 Conformance with Grading Plans

- 6.1.1 Lot grading must be in strict conformance with the approved grading plans. Variations should be absorbed within the building mass to minimize steep slopes and contrast between lots. All plot plans and stakeouts must be done by the designated surveyor, to provide consistency in establishing building elevations throughout the neighborhood.

### 6.2 Risers and Entry Steps

- 6.2.1 The number of risers at entry steps may be varied by grade and design. Entry steps will be constructed of concrete in exposed aggregate finish. Entry step color shall be charcoal.

### 6.3 Retaining Walls

- 6.3.1 Retaining walls are the responsibility of the property owner and must not compromise the grading design and lot drainage. Natural elements such as rock and responsible wood products are preferred for construction of retaining structures.

### 6.4 Parging

- 6.4.1 A maximum of 1' of exposed concrete or parging will be permitted at the front elevation and side elevation of corner lots. At all other elevations, exposure will be restricted to 2'.

## 7 DRIVEWAYS, GARAGES & WALKWAYS

### 7.1 Front Drive Product

- 7.1.1 Front drive product will include a one or two car garage as determined by housing type and located in accordance with the garage location plan. The driveway is not to exceed the width of the garage to the garage front, where the width may then flare to include a walkway to the front entry and/or rear yard.
- 7.1.2 A hip roof is required at the garage of front drive product (gable or shed roof will not be permitted)
- 7.1.3 The area above the garage must include a bonus room or some development of the second floor to balance the overall massing.
- 7.1.4 In response to the demand for oversized garages and driveways, we have applied the same criteria to the wider garages as applies to the standard two car garage, in that there needs to be adequate landscaping to balance the hard surface in the front yard.

Increasingly there have been requests to maximize the driveway to the full width of the extended garages. To accommodate this feature while maintaining a high standard of aesthetics in the streetscape and suitable drainage on individual lots, the following principle will apply:

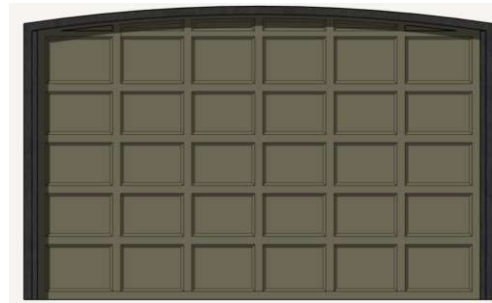
The driveway may be poured the full width of the oversized garage if the minimum front yard landscaping requirements are met, and an additional shrub bed is provided at the side yard beside the driveway. This shrub bed will include four shrubs, two coniferous and two deciduous, 18" in height or spread.

## **7.2 Driveway and Walkway Finishing's**

- 7.2.1 Driveways and front walks will at minimum be concrete in broom finish.
- 7.2.2 More permeable materials (other than gravel) are encouraged for driveways and front walks and will be reviewed on an individual basis.

## **7.3 Overhead Doors**

- 7.3.1 Overhead doors should include flat panel detailing and modern window configurations. The overhead door will be painted to match the fascia or in a compatible color to enhance the presentation. Variation in overhead door style must be appropriate to styling.



# **8 ROOF MASSING**

## **8.1 Roof Pitch and Shape**

- 8.1.1 Roof shapes and slopes are a major component in the architectural expression of the Brownstone style.
- 8.1.2 The minimum roof pitch is moderate at 4/12, while front facing gables may be higher. Steeper slopes at main roofs are also well suited. Roofing material is a standard three-tab shingle in the color of Sandstone or Driftwood. Architectural shingles may be utilized in the same colors.

## **8.2 Overhangs**

- 8.2.1 Eave overhangs are cropped at a maximum 12" with 6" fascia.

## **8.3 Garage Roof**

- 8.3.1 A hip roof is required at the garage of front drive product (gable or shed roof will not be permitted)

## 9 ARCHITECTURAL TREATMENTS AND ENTRIES

To establish the distinction of the Brownstone style the following features will be applied in variation to all product types:

### 9.1 Windows

- 9.1.1 Casement, double-hung, and single-hung are appropriate window types and may be incorporated with nonfunctional windows to create more elaborate modern window designs. Sliding windows will be acceptable, but still require decorative treatment.
- 9.1.2 Stimulated divided lights (SDLs) or muntin bars are to be used on the front elevation; they are not required on rear elevations. Side elevations that are considered an exposed elevation will require SDLs muntin bars.
- 9.1.3 Windows may be ganged or separated by a minimum space of 6"
- 9.1.4 Simplified windows with 4" smartboard trims or 2" brick moulds for modern elevations.

### 9.2

#### Rooflines

- 9.2.1 Raised 6" shadow band at gables
- 9.2.2 Raised 4" detail at eaves
- 9.2.3 Roofline at front drive garage must be hip/cottage design

### 9.3 Façade Treatment

- 9.3.1 Brick or stone facades required at the front elevation. Returns will be required at projections only but encouraged at side elevations at a minimum of 24"
- 9.3.2 Masonry will not be required on the entire upper floor face. It can be featured on key elements only (i.e.: box outs or focal areas). Half height masonry on upper floor on box outs or focal areas will be required with full returns. The remainder of the upper floor is to be finished in accent siding or panels. The overall area of brick/stone at the front elevation may be reduced by glazing and panel details.
- 9.3.3 Where the amount of upper floor masonry used on the front elevation is reduced other key elements of the home's exterior can be enhanced with compatible strong accent siding colours.
- 9.3.4 The overall area of brick/stone at the front elevation may be reduced by glazing and panel details.
- 9.3.5 Any gas or power meter located at the front façade of the building shall be screened from view using landscaping, retractable cover, or other faux architectural element. Meter locations will be required on architectural drawings.



## 9.4 Entries

9.4.1 The entry will be covered at the first level with a shallow overhang of 2'6"

9.4.2 A false recess is created at the entry door with framing and stone, or brick cladding as illustrated



9.4.3 Area above garage must include a bonus room or development of the 2<sup>nd</sup> floor to balance the overall massing

9.4.4 9.4.4 Entry door style suited to character of the Brownstone .In addition, modern front entry doors will be accepted, should complement the overall details proposed on an elevation.

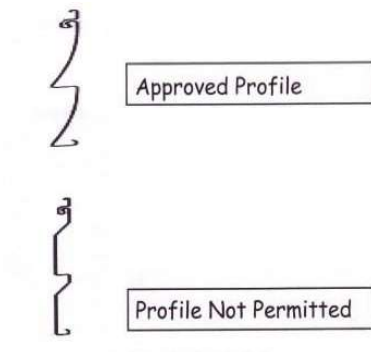
9.4.5 No bulky railings or curved wall feature will be permitted. Retaining at entries must be identified and submitted for AC review.



## 9.5 Side and Rear Elevations

- 9.5.1 Upgraded dark VINYL OR COMPOSITE SIDING (horizontal) with ACCENT material in (vertical, vinyl, board and batten, smartboard panels) will be acceptable on the front façade.
- 9.5.2 Stucco will not be permitted.
- 9.5.3 Simulated wood grain, corrugated metal and composite will be acceptable.

### Siding Profiles



### ZERO LOT LINE PRODUCT

- To ensure the zero lot line elevation has some interest to break up the solid wall face a minimum of an 8" deep horizontal feature/belly batten must extend the entire length of the wall face.
- Masonry: Masonry materials will continue to provide the basis for the strong Brownstone exteriors and dominate the overall streetscape.
- Upper floors will be permitted to have an overall lesser amount of masonry. Masonry will not be required on the entire upper floor face. It can be featured on key elements only (ie. Box outs or focal areas).
- Where the amount of upper floor masonry used on the front elevation is reduced other key elements of the homes exterior can be enhanced with compatible strong siding colors.



## 9.6 Vertical Siding

9.7.1 Vertical siding may be utilized in panel effect to reinforce styling.





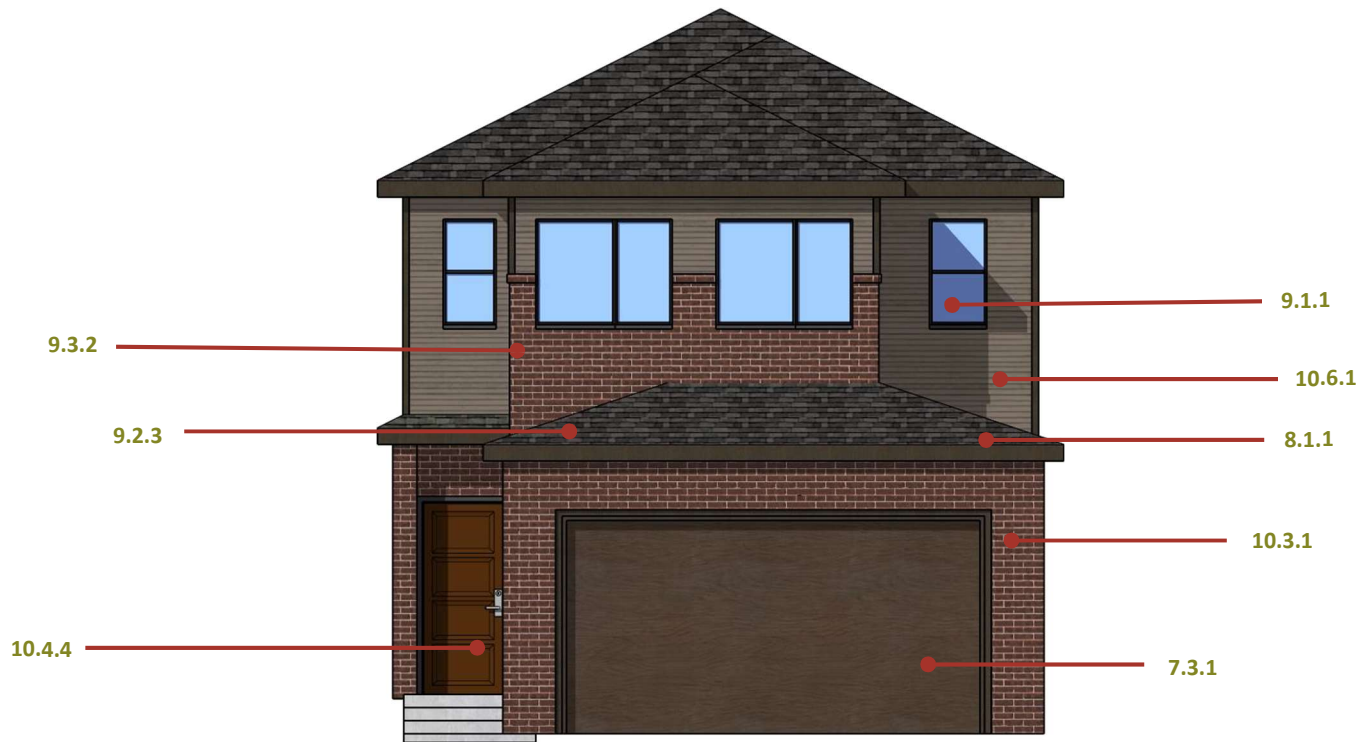


Figure 1: Illustrations for Section 10 on Typical House

## 10 EXTERIOR COLOURS

### 10.1 Front Façades

- 10.1.1 Darker palettes are suited to the Brownstone. The front façade will be dominated by brick or stone on the main level, with half height masonry on box outs or focal areas, with upgraded dark horizontal vinyl and accent materials in darker shades.

The following are appropriate stone profiles for the Brownstone. Colors are of a darker palette, including, but not limited to the following:

#### ELDORADO

Cliffstone – Montencito, Lantana, Banff Springs

Limestone – Mount Saint Helens, Savannah, York

Roughcut – Brunello, Moonlight

Broken Top – K West

Bluffstone – Coos Bay, Mineret, Prescott



Brick – Ashland, Ironside

Country Rubble – Cognac

Coastal Reef – Madrona

Cypress Ridge – Orchard, Countryside, Catania

Fieldledge – Andante, Padova, Veneto

Hillstone – Verona

Mountain Ledge – Black Bear, Sierra, Mesa Verde

Rustic Ledge – Cascade, Saratoga

Stacked Stone – Black River, Chapel Hill, Dark Rundle, Pewter, Saddle Brown, Silver Lining

**OWENS CORNING**

Cobblefield –San Francisco

Limestone – Suede, Bucks County

European Castle Stone – Slate

**CORONADO**

Country Rubble – Golden Brown, Coastal Brown

Carolina Rubble – Dakota Brown, Black Hills Grey

Country Castle – Grey

**DUTCH QUALITY STONE**

Ashen – Weatherledge

Charcoal – Limestone

Midnight Black – Weatherledge

Sienna – Castlestone

Midnight Black – Drystack

Cypress – Dry Stack

**HEBRON BRICK**

Medora, Red Smooth, Brandywine, Dakota Common, Garnet, Onyx Ironspot, Crimson Creek, Brampton, Black Iron, Castlewood

**IXL BRICK COLORS SUITED**

Mountain Red, Midnight Black

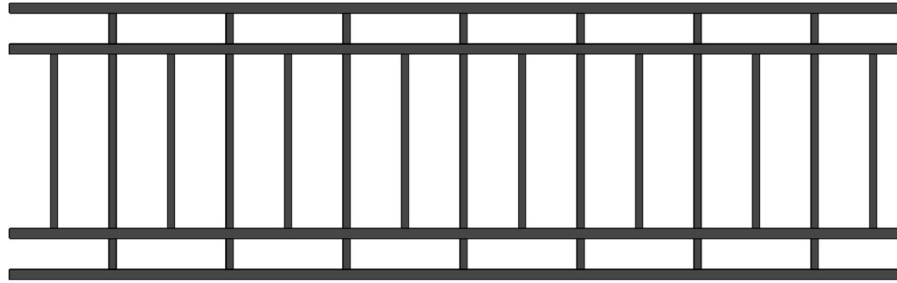
## 10.2 Fascia and Trim

10.2.1 Fascia and trim colors will be uniform in Aztec, Charcoal or Iron Ore. Stone and brick selections will not

be repeated on adjacent lots. Window sash, mullions and grills must be Wicker. Charcoal and Commercial Brown are also permitted for windows and grills. Black window casings will be permitted. White window casings will not be permitted.

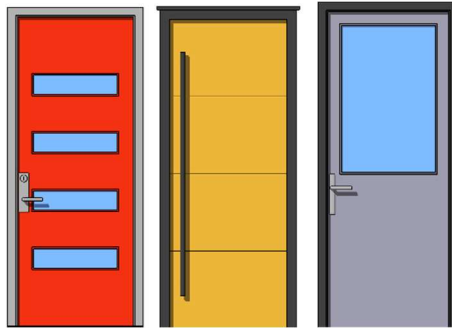
### 10.3 Railings

10.3.1 Railings and exterior fixtures must be charcoal, black, or pewter finish.



### 10.4 Entry Door

10.4.1 Entry door color may make a personal statement but must be painted (white or lighter colors not suited).



### 10.5 Siding Colours

The siding colors approved for Greenbury are Sage, Clay, Stratus, and Brownstone (or approved equivalents). Colors may be repeated on adjacent lots with the exception of lots with rear visibility. With the introduction of more siding exposed on the front elevation a requirement that siding colors will not be repeated side by side will be introduced on all lots in the upcoming stages. Bold, colored siding on second storey features will be encouraged to offset the lesser amount of masonry. Ex.: Mitten Eggplant, Sapphire Blue, Richmond Red, Aviator Green.

### 10.6 Accent Siding and Panels

To ensure the character of Greenbury is maintained all front and high exposure elevations will require accent siding and/or panel details.

10.6.1 These materials are to be completed in upgraded darker vinyl siding or painted in dark colors similar to those in the upgraded vinyl series such as Coffee Bean, Gunmetal Grey, Rockaway Grey, Muskoka Green or Chestnut Brown.

## 11 LANDSCAPING

Landscaping is a visible indicator of the quality of a development and should be integral to every part of the site. It

should tie the entire site together, define entryways and pathways, identify private space, and buffer parking garages and less desirable views.

### 11.1 General Guidelines

The following general guidelines are encouraged within the landscaping design for all lots:

- 11.1.1 Incorporate sustainable, low maintenance landscaping that minimizes requirements for potable water use, manufactured fertilizers, and pesticides. Design the site to minimize use of potable water for irrigation; encouraging seasonal rainfall for sustainability of plant species or use captured rainwater for irrigation. Xeriscaping designs are encouraged.
- 11.1.2 Incorporate variety in layout and proportions of hard surface, lawn area and shrub bed areas to promote diversity of landscaping across adjacent lots.
- 11.1.3 Include food producing trees and shrubs within landscaping designs.
- 11.1.4 Incorporate vertical gardening, or use of trellises, arbours or other tall elements, in concert with vines and tall narrow plant material, particularly for landscaping of narrow spaces.
- 11.1.5 Use permeable materials such as permeable concrete unit pavers, “grass pave” pavers, stone, cobblestone, brick, or their equivalent for hard surface pedestrian path areas.
- 11.1.6 Where space permits, integrate planting beds around building foundations to soften the edges of buildings. Perimeter plantings are also encouraged to screen adjoining properties and soften the appearance of fencing.
- 11.1.7 It is recommended that in areas where sod is not desired, more permeable materials and indigenous plants that contribute to the habitat of this ecologically responsible neighbourhood are used. Artificial grass or turf will not be permitted.
- 11.1.8 Where space permits, plant the area between adjacent driveways with low shrubs or groundcover.
- 11.1.9 All plant material is recommended to be selected from the list of plants attached in as **Appendix A**, comprised of native and drought tolerant plant species. Use of native plants has advantages over use of “exotic” species as native plants are well-adapted to the local climate and soil conditions, and generally require less maintenance to establish and thrive. Use of native species also provides additional habitat for the birds, butterflies, insects, and other creatures that depend on them. A native landscape incorporating a wide range of plant forms and species (tree, shrubs, grasses, and forbs) should generally be more genetically diverse than a typical ornamental landscape and should be more resistant to disease.

### 11.2 Design Requirements (Applicable to ALL lots)

- 11.2.1 All landscaping shall be provided in accordance with **Table 1**.

**Table 1: Landscaping Design Requirements (all lots and by lot type)**

11.2.2 LANDSCAPING REQUIREMENTS FOR ALL LOT TYPES	
11.2.2.1	Builders within the Greenbury Neighbourhood are responsible for the following landscaping items for all lots within Greenbury <u>with the exception of</u> Single Detached Front Drive 2-car Garage Product: <ul style="list-style-type: none"> <li>11.2.2.1.1 Landscaping the Front Yard of each lot as per these guidelines;</li> <li>11.2.2.1.2 Providing topsoil in the Rear Yard of each lot;</li> <li>11.2.2.1.3 Landscaping the Side Yard flanking public roadway on corner lots; and,</li> <li>11.2.2.1.4 Provision and installation of the Rear Yard tree for lots backing onto Jubilee Park as per item 12.2.2.7.</li> </ul>
11.2.2.2	Homeowners of Greenbury are responsible for the installation of all landscaping not described in Section 12.2.2.1 for their respective homes (Rear and Side Yard landscaping).
11.2.2.3	Homeowners of Single Detached Front Drive 2-car Garage Product are responsible for ALL landscaping as described in these guidelines for their respective homes. A landscaping deposit of \$1,500.00 per lot is required for all lots of this product type.
11.2.2.4	The total area of sod shall not exceed 50% of the total Front Yard landscaped area. The remaining area should be comprised of planting beds, naturalized landscaping or xeriscaping, gardens, trees, or other soft landscape component. Rock gardens may also be appropriate. A pedestrian path or hard landscape may be included in the remaining 50%, but not with the intent of comprising the entire remaining 50% (see item 12.1.6).
11.2.2.5	It is preferred that all planting beds are mulched with 75 mm depth ground tree mulch or equivalent to limit weed growth and reduce evaporation. However, rock planting beds will also be accepted.
11.2.2.6	All corner lots, regardless of lot type, shall incorporate a minimum of four (4) shrubs within the flanking side yard.
11.2.2.7	Boulevard trees and sod shall be protected at all times during construction. Builders must install a temporary protective fence around the existing trees, at or beyond the nearest trees' drip line. Builders are responsible for the erection and maintenance of temporary protective fencing. Protective fencing must remain during the entire construction process and only be removed when all construction is completed. Builders must ensure that adequate measures are in place to protect boulevard sod from damage during construction period.

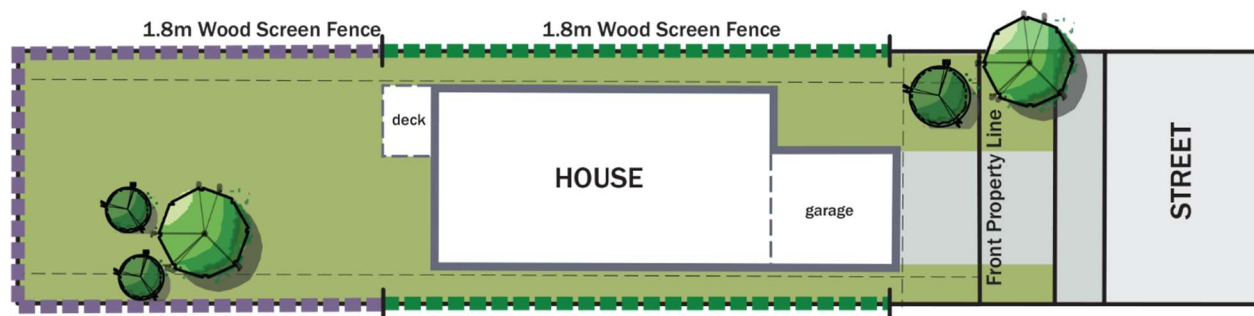
Table 1: Landscaping Design Requirements (all lots and by lot type), continued...

HOUSING TYPE	FRONT YARD PLANTING REQUIREMENTS	
FRONT DRIVE ATTACHED GARAGE PRODUCT	11.2.3 Single detached housing	11.2.3.1 One (1) tree (min. 40 mm calliper for deciduous, 1.5 m height for coniferous).
		11.2.3.2 Minimum of eight (8) shrubs (coniferous or deciduous), # 4 container size.

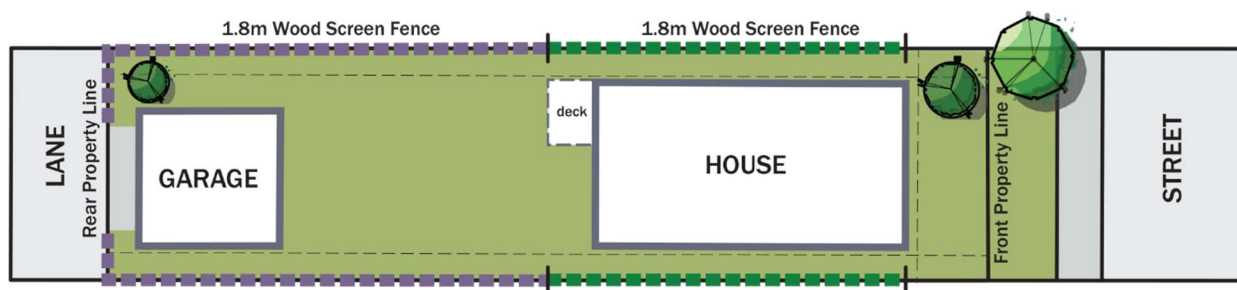
### 11.3 Fencing

Fencing is an important element in community design as it defines ownership and allows for screening and privacy.

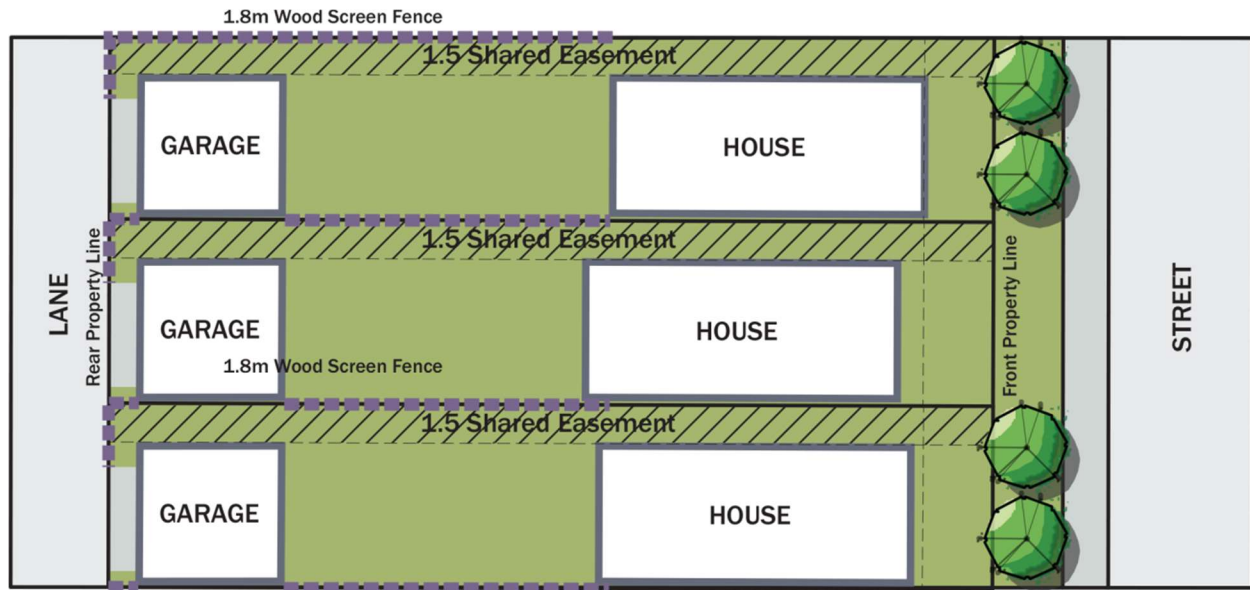
- 11.3.1 Fencing on lots other than where provided is the responsibility of the Purchaser to construct. Maintenance of all fencing is the sole responsibility of the Purchaser.
- 11.3.2 All fencing within the neighbourhood shall be constructed in accordance with the fence details for wood screen fencing, chain link fencing and decorative steel fencing provided in **Appendix B**.
- 11.3.3 Fencing for typical lots shall be designed as shown in **Figure 2: Fencing Plan – Typical Lots**, with 1.8m wood screen fencing along the rear and side yards.



Front Yard Example



Rear Yard example



Zero Lot Line Fencing

Figure 2: Fencing Plan – Typical Lots

- 11.3.4 Fencing for all lots backing onto the stormwater management facility, Jubilee Park, neighbourhood open spaces and major walkways shall be designed as shown in **Figure 3: Fencing Plan – Stormwater Management Facility, Jubilee Park, and Neighbourhood Parks and Walkway Lots**. On the side property line, 1.8m wood screen fencing is required along the length of the house up to the end limit of the rear deck. Further back from the rear deck, the side yard fence shall be 1.2 m chain link fencing, or optional decorative steel.

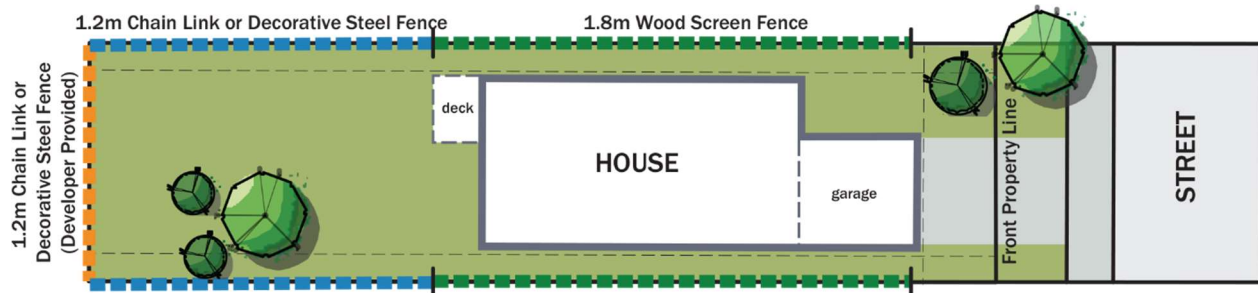


Figure 3: Fencing Plan – Stormwater Management Facility, Jubilee Park, and Neighbourhood Parks and Walkway Lots

Notes:

- All landscaping shown is conceptual. Refer to landscape requirements within this document
- All wood screen, chain link, and decorative steel fencing must be constructed in accordance with the fence details provided in appendix B

- 11.3.5 All side yard fencing for townhouse sites within Greenbury shall be set back at least 3m from all gas and power meters located at the side of the buildings, to allow for maintenance access by utility companies.

#### **11.4 Address Plaque**

- 11.4.1 All homes are required to post the standard Greenbury Address Plaque to indicate the municipal address of their property at the street side and to ensure consistency of numbering throughout the neighborhood. This plaque may be obtained upon request from the designated manufacturer in the directory. Installation of this address plaque is required as part of fulfillment of the Landscaping Requirements (i.e., Landscaping Deposits will not be returned without completion of this requirement).

#### **11.5 Accessory Buildings**

- 11.5.1 Where visible from a public adjacency, accessory buildings must be consistent in design, style, finish, and color with the house.

# APPENDIX A

## RECOMMENDED NATIVE AND DROUGHT RESISTANT PLANTS

Botanical Name	Common Name	Mature Height (meters)
<b>Coniferous Trees</b>		
<i>Picea glauca</i>	White Spruce	15
<i>Picea mariana</i>	Black Spruce	15
<i>Pseudotsuga menziesii glauca</i>	Douglas Fir	12
<i>Pinus banksiana</i>	Jack Pine	12
<i>Pinus cembra</i>	Swiss Stone Pine	10
<i>Pinus contorta latifolia</i>	Lodgepole Pine	12
<i>Larix laricina</i>	Tamarack	10
<i>Larix sibirica</i>	Siberian Larch	12

Botanical Name	Common Name	Mature Height (meters)
<b>Deciduous Trees</b>		
<i>Betula papyrifera</i>	Paper Birch	12
<i>Celtis occidentalis</i>	Hackberry	10
<i>Crataegus arnoldiana</i>	Arnold Hawthorn	4
<i>Crataegus mordenensis</i> "Snowbird"	Snowbird Hawthorn	4
<i>Crataegus mordenensis</i> "Toba"	Toba Hawthorn	3
<i>Eleagnus angustifolia</i>	Russian Olive	7
<i>Fraxinus pennsylvanica</i> "Patmore"	Patmore Ash	12
<i>Malus adstringens</i> "Kelsey"	Kelsey Crabapple	4
<i>Malus adstringens</i> "Royalty"	Royalty Crabapple	5
<i>Malus adstringens</i> "Strathmore"	Strathmore Crabapple	5
<i>Malus adstringens</i> "Thunderchild"	Thunderchild Crabapple	
<i>Malus bacata</i>	Siberian Crabapple	
<i>Populus balsamifera</i>	Balsam Poplar	20
<i>Populus tremuloides</i>	Trembling Aspen	20
<i>Prunus nigra</i>	Canada Plum	5
<i>Prunus pensylvanica</i>	Pincherry	5
<i>Prunus virginiana</i> "Schubert"	Schubert Chokecherry	5
<i>Prunus virginiana melanocarpa</i>	Black Chokecherry	5
<i>Pyrus ussuriensis</i>	Ussurian Pear	8
<i>Quercus macrocarpa</i>	Bur Oak	20
<i>Sorbus Americana</i>	Mountain Ash	8
<i>Syringa reticulata</i> "Ivory Silk"	Japanese Tree Lilac	5



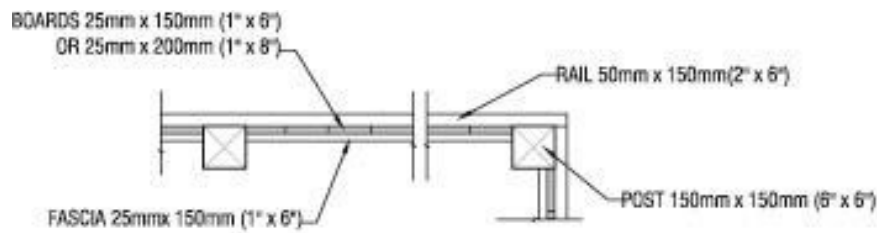
Botanical Name	Common Name
<b>Coniferous Shrubs</b>	
<i>Juniperus communis</i>	Common Juniper
<i>Juniperus chinensis</i> var. (Blue Pfitzer, Gold Coast, Golden Pfitzer Juniper, Old Gold)	Chinese Juniper
<i>Juniperus horizontalis</i> var. (Plumosa, Hughes, Bar Harbor, Blue Carpet, Blue Rug)	Creeping Juniper
<i>Juniperus horizontalis</i> "Blue Carpet"	Blue Carpet Juniper
<i>Juniperus Sabina</i> var. (Arcadian, Broadmoor, Calgary Carpet, Skandia)	Savin Juniper
<i>Pinus mugo</i>	Mugo Pine
<i>Pinus mugo</i> "Pumilio"	Dwarf Mugo Pine

Botanical Name	Common Name
<b>Deciduous Shrubs</b>	
<i>Amelanchier Alnifolia</i>	Saskatoon
<i>Arctostaphylos uva-ursi</i>	Bearberry
<i>Caragana pygmaea</i>	Pygmy Caragana
<i>Caragana arborescens</i> var. Pendula	Weeping Caragana
<i>Caragana arborescens</i> "Lorbergi"	Walker's Weeping Caragana
<i>Cornus stolonifera</i>	Red Osier Dogwood
<i>Corylus cornuta</i>	Beaked Hazelnut
<i>Eleagnus commutata</i>	Wold Willow
<i>Sorbaria sorbifolia</i>	Falsespirea
<i>Genista pilosa</i>	Genista
<i>Hippophae rhamnoides</i>	Sea Buckthorn
<i>Ledum groenlandicum</i>	Labrador Tea
<i>Lonicera edulis</i> var. Kamtschatica (Berry Smart Blue, Berry Smart Belle, Cinderella)	Sweetberry Honeysuckle
<i>Lonicera tartarica</i> "Arnold Red"	Tartarian honeysuckle
<i>Physocarpus opulifolius</i>	Golden Ninebark
<i>Potentilla fruticosa</i> var. (Abbotswood, Goldfinger, Pink Beauty)	Potentilla
<i>Prunus cerassus</i> 'Evans'	Evans Sour Cherry
<i>Prunus tomentosa</i>	Nanking Cherry
<i>Ribes alpinum</i>	Alpine Currant
<i>Ribes oxycanthoides</i>	Gooseberry
<i>Ribes nigrum</i>	Black Currant
<i>Ribes rubrum</i>	Red Lake Currant
<i>Rosa acicularis</i>	Prickly Rose
<i>Rosa rugosa</i> var. (Adelaide Hoodless, Blanc Double de Coubert, Dart's Dash Pink, Fimbriata, Hansa, Marie Bugnet, Therese Bugnet)	Rugosa Rose
<i>Rosa woodsii</i>	Common Rose
<i>Rubus</i>	Wild Raspberry
<i>Salix purpurea</i>	Arctic Willow
<i>Sambucus racemosa</i>	Red Elder
<i>Shepherdia argentea</i>	Thorny Buffaloberry
<i>Shepherdia canadensis</i>	Buffaloberry
<i>Syringa x hyacinthiflora</i>	American hybrid Lilac
<i>Syringa meyeri</i> "Palabini"	Dwarf Korean Lilac

Syringa patula "Miss Kim"	Manchurian Lilac
Syringa vulgaris (Beauty of Moscow, Belle de Nancy, Charles Joly, Katharine Havemeyer, Madame Lemoine, Sensation)	Common lilac
Syringa x chinensis	Chinese Lilac
Symphoricarpos alba	Snowberry
Viburnum opulus "Nanum"	Dwarf European Cranberry
Viburnum trilobum	Highbush Cranberry
Viburnum trilobum "Bailey's Compact"	Dwarf Highbush Cranberry

## APPENDIX B FENCE DETAILS

**FIGURE 1: WOOD SCREEN FENCE DETAIL**



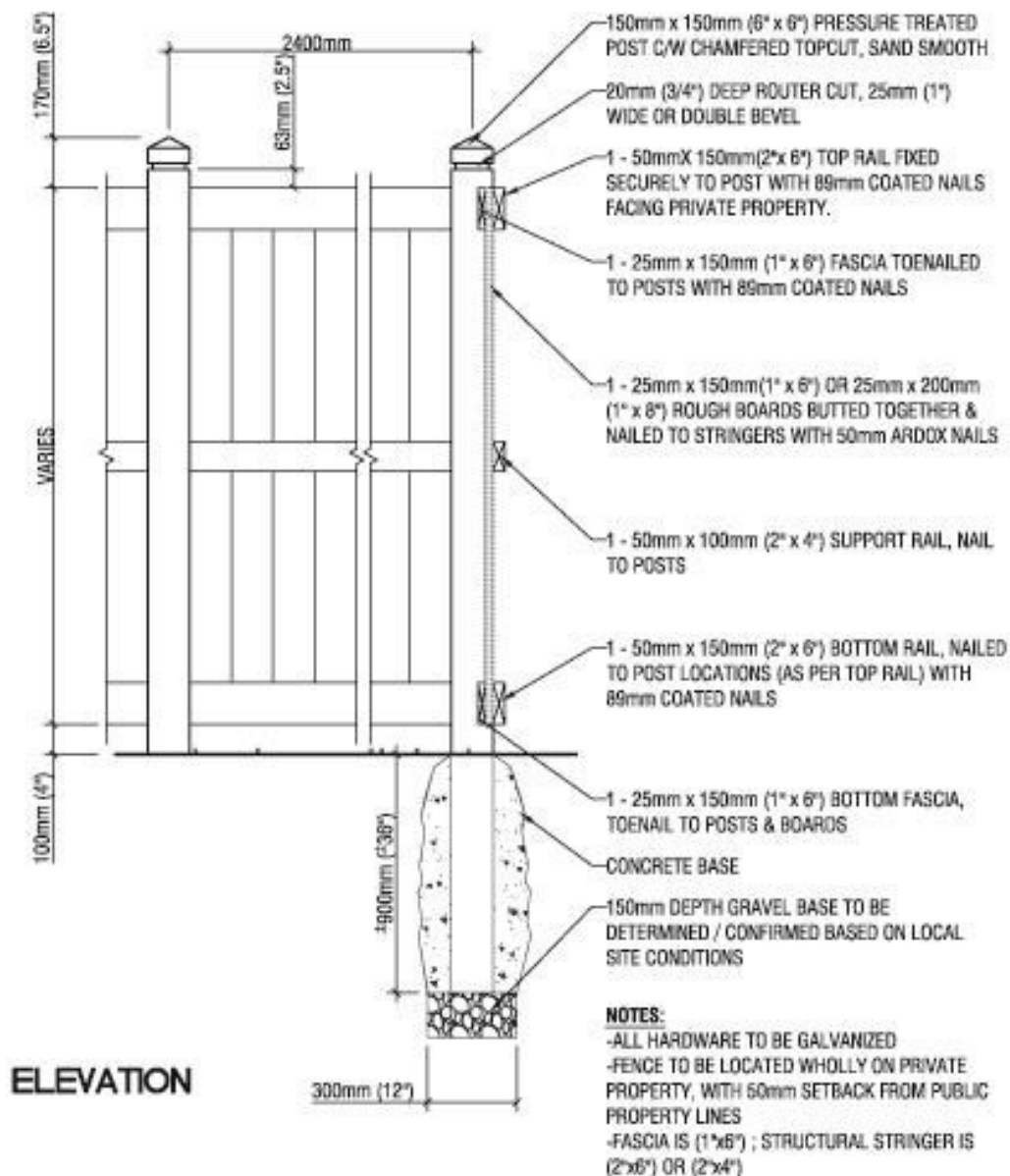
**PLAN VIEW**

**MANUFACTURER, STAIN AND COLOUR REQUIREMENTS:**

Manufacturer: **Cloverdale Paints**

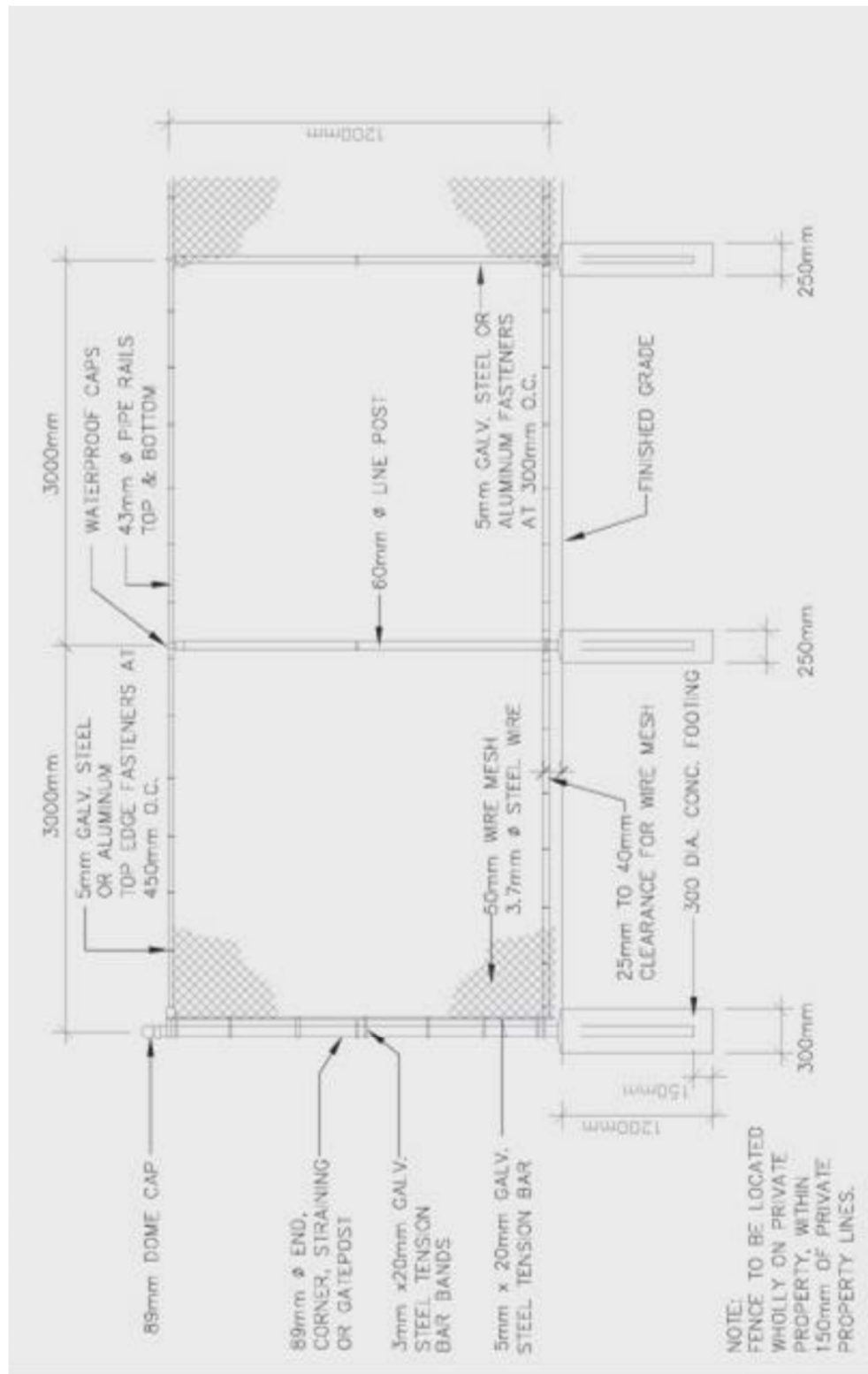
Stain Type: **"Timberlox" solid hide stains**

Colour: **Mushroom Fields**



**ELEVATION**

**FIGURE  
LINK  
DETAIL**

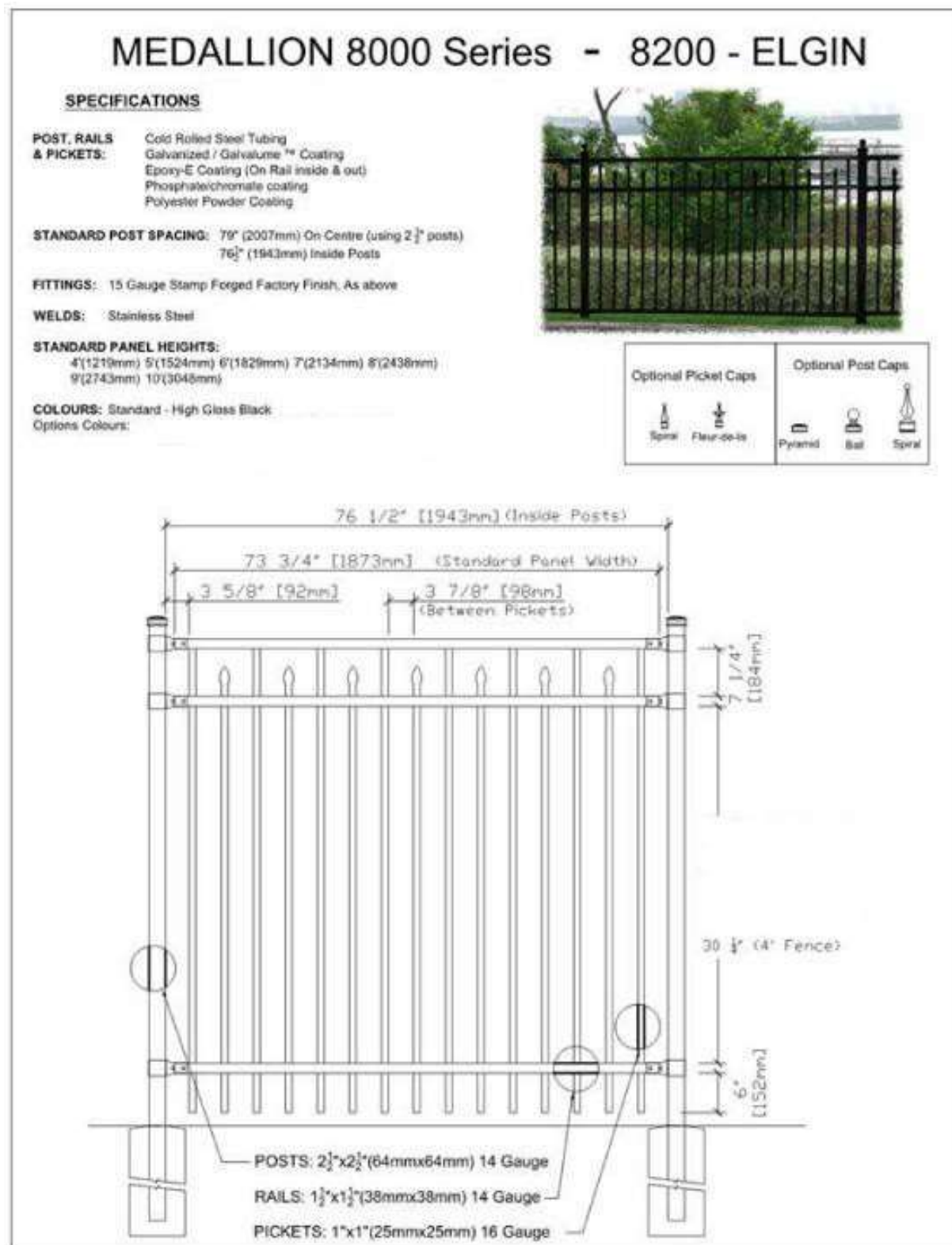


**2: CHAIN  
FENCE**

**COLOUR REQUIREMENTS:**

**BLACK COLOUR**

FIGURE 3: DECORATIVE STEEL FENCE DETAIL



# APPENDIX C

## LOT INSPECTION REPORT



### LOT INSPECTION REPORT

This lot Inspection Report is to be completed and emailed to Cantiro Communities @ [info@Cantiro.ca](mailto:info@Cantiro.ca) within SEVEN (7) days of lot purchase.

Date of Inspection

**GREENBURY**

Subdivision

Builder/Purchaser

Lot

Block

Plan

#### ***INSPECTION OF MUNICIPAL IMPROVEMENTS***

Sidewalk

Curb

Water Service Valve

Swale

Boulevard Landscaping

Light Standard/ Communication Pedestal

Comments

Photos (Please note, all deficiencies MUST have corresponding pictures.)

## A P P E N D I X   D

### MAINTENANCE EASEMENT

Per document registered as 182026134

The Grantor as owner of the servient tenement lot of each easement hereby granted, covenants and agrees on behalf of itself such as owner and on behalf of each of its successors in title to such servient tenement lot with itself as Grantee and owner of the respective dominant tenement lot of such easement and with the successors in title of the dominant tenement lot that the Grantor: (i) will not plant, maintain nor allow to be planted or maintained thereon any substantial trees, shrubs or other than sod or ground cover; (ii) will not build, erect or maintain, nor permit or suffer to be built, erected or maintained upon the right of way any building structures; (iii) will not build, erect or maintain, nor permit or suffer to be built, erected or maintained upon the right of way any fences in the front yard of the lands, between the Improvements located on the lands or between the lands whatsoever unless such fence commences at the furthest rear façade (face) of the Improvements and extends solely to the rear property line of the lands; and (iv) will not place, locate or allow upon the right of way any storage, garbage cans, air conditioners and accessory use buildings; but this covenant shall not be deemed to prohibit the granting of any easement for a right of way for utilities or for drainage on the right of way or any part thereof, and (v) will not build or maintain asphalt or concrete hard surfacing upon the right of way, and in addition this covenant shall not be deemed to prohibit the construction, repair, replacing and maintaining of fences constructed in accordance with the foregoing Section 3(iii).



# APPENDIX E

## LOT MAP

