



# ARCHITECTURAL GUIDELINES

## R-3 DUPLEX & TOWNHOMES

Prepared: May 2021

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## INTRODUCTION

The community of South Shore at Chestermere is being developed on the south shore of Chestermere Lake, 10 minutes east of Calgary. The vision for the community of South Shore draws on the area's penchant for hometown charm while building on the opportunity to deliver a modern, progressive, and sophisticated urban neighbourhood.

South Shore is comprised of an ideal mix of distinctive and high-quality living paralleled with a modern lake inspired lifestyle. The community offers housing types and styles to accommodate the diverse needs and tastes of many segments of homebuyers targeted to build the foundation of the population in South Shore. The mix of housing types is unified through common design elements and features that reinforce the character and lifestyle of the neighborhood.

Distinctive architectural guidelines offer revitalized versions of three streamlined architectural styles: Modern Beach, Prairie Contemporary, and Alberta Craftsman.



## 1.0 ARCHITECTURAL GUIDELINES

The Architectural Guidelines are prepared to promote a high level of architectural detail, ensure appropriate building form, and to certify awareness of community sustainability.

Builders and designers are to use these Architectural Guidelines when planning their new home builds in South Shore. The Architectural Guidelines have been written in a definitive manner with multiple examples to allow both creativity and market differentiation while respecting continuity in home designs throughout the community.

## 2.0 GENERAL

The Architectural Coordinator completes a review of all house plans to ensure compliance with the Architectural Guidelines. An “Approved” stamp is provided by the Architectural Coordinator on the elevation drawings and site plan upon final approval. The builder must bring the approved stamped plans when submitting for a development permit and building permit at the City of Chestermere.

All construction must comply with the current City of Chestermere Land Use Bylaw and Alberta Building Code. Construction may only begin upon receipt of a Building Permit from the City of Chestermere and a Grade Slip from the Architectural Coordinator which is prepared by the Consulting Engineer. Conformity with the Guidelines does not supersede the required City of Chestermere approval process.

## 3.0 LAND USE AND ZONING REGULATIONS

Due to the variety of land use and zoning requirements in the South Shore area, all builders are to ensure familiarity with the appropriate requirements and stipulations of the City of Chestermere.

## 4.0 SITE PLANNING

### 4.1 House Siting

South Shore home builders and their design teams are to choose home styles and designs based on the grading and site topography to take full advantage of views and to maximize lot space. Designers should take into consideration the lot width, length, and shape, as houses should be conforming to these dimensions. Homes in South Shore will be sited to create variety and homes with greater massing will have increased front setbacks. Designers are to review the Building Grade Plan and Marketing Plan prior to home design to ensure that the proposed home is compatible with the desired lot. Front setbacks will be varied to provide interest in the streetscape and to compliment massing of individual homes. *Please see **Lot Codes and Special Requirements** in Schedule A for building pocket sizes.*

### 4.2 Unusual Shaped or Pie-lots

The Architectural Coordinator will review the siting of all houses, ensuring the siting of houses on pie lots are acceptable to the streetscape and compatible with adjacent houses. Builders are encouraged to choose house plans that can be centered on these lots with the greatest exposed frontage to the street. The same side yard setback requirements apply to unusual shaped or pie-lots.

### 4.3 Lot Grading

Lot grading must follow the City of Chestermere's Lot Grading Bylaws. Lot grading must follow the natural slope of the land and is to be consistent with the subdivision grading plan. Builders should give due consideration to building grades when determining house types to assure an appropriate house is located on each homesite. Lot slopes should be absorbed within the building massing as much as possible.

Drainage patterns created on the home sites to ensure surface water is channeled away from the house on all sides and into adjacent drainage swales.

- All the corner and intermediate elevations, as established by the development engineer, be maintained exactly as specified. Front and rear yard slopes may not exceed 25%. Side yard slopes are to stay within a 2%-32% range.
- The lot grades create a drainage pattern, as indicated on the "grade plan", and must be maintained. Site drainage must be established prior to commencing construction and maintained by the builder throughout the construction period.
- Rear yards require a minimum 2% grade.
- A retaining wall may not be used to artificially raise or lower the suggested grades on any lot.

## 5.0 GENERAL REQUIREMENTS

### 5.1 House Sizes

Houses are to have a consistency of mass and volume within the streetscape. As such, house width and size must relate proportionately and logically to the lot width and neighboring homes.

Minimum exposed house frontage will be established based on the pocket size of the lot as per the **Lot Codes and Special Requirements** in Schedule A. A maximum 2' pocket relaxation will be permitted.

House Size and Pocket Fill (R-3), per **Lot Codes and Special Requirements** in Schedule A.

\*Note: Frontage calculations are based on home size not pocket width meaning that a 28' home with the noted calculations can be placed on a 32' pocket.

- A garage with a maximum 4' garage offset will be accepted to fill lot setback requirements, or a 2' garage offset and a 2' pocket relaxation
- Triple car garages are permitted on lots with a minimum building pocket of 36' and must be carefully coordinated with existing street furniture, while maintaining a strong home design
- High visibility lots must maximize the rear elevation to the equivalent of the front elevation (i.e., a 30' wide front elevation should have equivalent 30' wide rear elevation)
- Pie shaped lots will be reviewed on a lot-by-lot basis if an exception is required

This design guide allows for homes to be built more than the minimum requirements noted above. However, the minimums provide the opportunity for variations in size which, when combined with landscaping considerations, will contribute to the ultimate character of the neighborhood.

Homes will be reviewed on their merits of design, massing, proportion, and compatibility. Exceptional plans which meet the general trend of the neighborhood may be considered at the sole discretion of the Design Consultant.

## **5.2 Garages & Driveways**

### **5.2.1 Garages**

Houses will be sited as per the proposed garage locations on the driveway and approach location plan whenever possible.

Recommendations for alternate siting may be proposed at the preliminary approval stage if the house footprint and adjacent relationships warrant and if there are no conflicts with municipal or shallow utilities.

- The wall finishes on the garage must echo the primary wall finishes of the house.
- The design of the garage shall echo the house design.
- On front drive lots, garages must be significantly detailed and harmoniously blend with the overall theme of the house.
- The maximum distance between the top of the garage door and the underside of the eave is to be 24" (excluding trim from calculation). Lowering the roofline, higher garage doors and/or additional detailing will be required when exceeding the maximum distance.
- When lot size permits, garages may be offset to fill the lot width by a maximum of 4'.

### **5.2.2 Driveways and Parking Pads**

Homes with front driveways shall be constructed with broom finished concrete as a minimum. The following details for front driveways are minimum requirements:

- Desirable driveway slopes are between 3% and 7%
- Maximum driveway slope is 10%; minimum is 2%
- The driveway and the approach shall be constructed at the same time
- Gravel front driveways are prohibited – gravel may be used for rear parking pad
- Driveways must be the width of the garage but may taper to be narrower at the street.
- Deviations may be approved based on the design being presented.

## **6.0 ARCHITECTURAL DESIGN**

Architectural themes and materials of the homes in South Shore at Chestermere will follow three streamlined design styles, as well as some general characteristics for all homes in the community.

At this preliminary stage, these design styles and characteristics are intended to guide development of final community architectural guidelines which will be compiled in a collaborative partnership with committed builder partners.

### **6.1 General Characteristics**

- Above average quality material selections – composite panel/plank, stone/masonry minimum requirements (based on style), aluminum etc.
- Where possible, select materials considered sustainable, recycled/recyclable, etc.
- Materials that reflect an element of nature are encouraged: i.e., woodgrain siding, sky/water blue cladding, stone, exterior lighting (sunlight).

## 6.2 Architectural Styles

South Shore features revitalized versions of three streamlined architectural styles: Modern Beach, Prairie Contemporary, and Alberta Craftsman.

### 6.2.1 Modern Beach

The Modern Beach home is characterized by vertical emphasis, symmetry, and simplicity. Masses will be contiguous and clad in a matter to identify each segment of the home.

#### *Form and Massing*

- Simple stacked massing
- Steep pitch gable rooflines (8/12) with dormers and/or low-pitched shed rooflines with decorative brackets
- Short to medium overhangs (12"-18")
- Cottage/hip roof lines are not suited for featured masses
- Second floor development above the garage is required and will include variations in wall plane and extend no more than 75% of the garage projection
- Entry depth minimum is 5', with a roof cover at the first level
- A flat roof cover over the porch is permitted

#### *Materials and Colours*

- The home is clad in siding with stone applied to whole masses or as a base
- Colours suited are muted, light, or mid-tones at the walls with light, contrasting fascia and trims
- Smooth slab or modern paneled garage doors
- Smooth composite panel
- Corrugated metal may be permitted
- Stone profiles suited are Stacked stone or Ledge stone in light, tonal colours
- Vibrantly coloured or wood tone front doors are encouraged

#### *Details*

- Shed roofs with metal roofing and brackets and decorative gable vents
- Large simple segmented windows
- Large modern window configurations are an alternative to traditional proportions
- Window and door trims may be replaced by slender modern trims and flashings
- Trims and surrounds are simple 4", yet definite to emphasize the horizontal
- Window and door trims may be replaced by slender modern trims and flashings
- Roof supported by 10" x 6" or 10" x 10" columns with optional narrow collar trim
- Feature windows do not include octagonal, elliptical, round or rake
- Gables finished in a combination of board & batten or vertical siding
- Boxed out windows may be a feature, however bay or bow windows are not
- Windows have vertical orientation, are expansive, and may be single or ganged units with transoms
- Front porches are integral and shall be covered by a roof at the main level - no two-storey front entrances will be permitted



## 6.2.2 *Prairie Contemporary*

The Prairie Contemporary home is characterized by low sloping hip roofs with broad overhangs and horizontal proportions.

### *Form and Massing*

- Massing is understated with horizontal emphasis and simplified forms
- Hipped roof lines, minimum 4/12 and maximum 6/12 roof pitch, with 24" or wider overhangs
- Second floor development above the garage is required to include articulation in the wall plane and extend no more than 75% of the garage projection
- Entry is recessed and covered at the first level and defined by large square columns
- Boxed out windows may be a feature, while bay and bow windows are not suited

### *Materials and Colours*

- Siding or stucco is layered with flat panel details or board & batten profile siding at visible elevations
- Smooth slab garage door with simple windows
- Smooth masonry finish for columns and base
- Stone profiles suited are Stacked Stone, Mountain Ledge, Cliffstone, and Brick
- Colours suited to the Prairie style are mid to dark, warm earth tones with light trims and stone in contrast

### *Details*

- Masonry base
- Windows are expansive, organized, and consistent in shape with rectangular transoms or a single horizontal grill or mullion at the top of the window
- Large modern window configurations are an alternative to traditional proportions
- Grills will be minimum 5/8"
- Trims and surrounds are simple 4", yet definite to emphasize the horizontal
- Window and door trims may be replaced by slender modern trims and flashings
- Large, heavy angular knee braces are a feature
- Front porches are integral and shall be covered by a roof at the main level - no two-storey front entrances will be permitted



### **6.2.3 Alberta Craftsman**

The Alberta Craftsman home is characterized by low pitched roof lines and an articulated facade.

#### *Form and Massing*

- Massing reflects an articulated facade with variations in plane and roof lines
- Hip or gabled roofs with inset front facing gables, minimum 5/12 roof pitch and maximum 7/12 with 18-24" overhangs
- Second floor development above the garage is required and will include variations in wall plane and extend no more than 75% of the garage projection
- Development above garage is required and will include a minimum of one variation in wall plane
- Covered entry veranda or porch is enclosed with a roof line at the first level

#### *Materials and Colours*

- Board and batten or lap siding
- Paneled garage door
- Smooth slab garage door with simple windows
- Stucco
- Composite panel
- Smooth edge shake siding
- Masonry base
- Stone profiles suited are Mountain Ledge, Rustic Ledge, Cliffstone and Bluffstone
- Colours suited to the Craftsman style are dark earth tones or historical colours accented by light trims
- Corrugated metal siding may be permitted

#### *Details*

- Windows are vertical in orientation and ample with minimum 5/8" grills in traditional pattern.
- Large modern window configurations are an alternative to traditional proportions
- Simple 4" trim surrounds are required and may include sill details
- Window and door trims may be replaced by slender modern trims and flashings
- Columns/posts are minimum 8" panel clad with collar trims or a substantial upper post with oversized base, typically stone clad
- Large simple segmented windows
- Metal or wood trellis detail
- Decorative brackets
- Front porches are integral and shall be covered by a roof at the main level - no two-storey front entrances will be permitted

### **6.3 Repetition**

Three architectural styles have been chosen to allow enough variety for the consumer to pick the home of their choice in several different front elevations provided by the builders. Repetition of the architectural styles may be limited to ensure enough variation in the proposed streetscapes.

Identical or near identical elevations and exterior colours may not be repeated more often than every fourth (4th) home (or duplex block) on the same side of the street. Every other townhome block must differentiate in elevation style and colour. This may be altered at the discretion of Architectural Coordinator if it can be shown that the two elevations in question are not to be visible together from any angle.

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 Architectural Coordinator will request the applicant to make design changes. There must be a significant change in features, such as roof type, size and location of windows and doors, colours, and finish materials. A change of materials alone and reversing the plan is not sufficient.

## **6.4 Building Forms and Massing**

### **6.4.1 Semi-Detached Housing**

Connected Semi Detached Housing may present in a more repetitive manner, characteristic of this style of product. Exteriors are to include strong features that provide suitable interest to the streetscape.

### **6.4.2 Garages**

Some houses in South Shore require an attached front drive garage. This product should be designed to reflect and complement the overall massing and proportion of the home and not dominate the streetscape.



If a triple car garage is used, at least one of the bays of the garage must be offset from the other bays. This offset should be a minimum of two feet and the roof line of this bay should be offset to provide articulation and to enhance the overall garage design. Columns on garage outside corners should be a min of two feet wide.

The garage location will be noted on the Building Grade Plan and the subdivision Marketing Plan and builders are to use the garage location as shown. If a side drive garage is chosen, the garage should stay in the same side of the lot that it was intended to be on, so it does not impede the view out of the front of neighboring homes. Garages will generally be paired with the neighboring homes unless noted otherwise on the marketing map.

### **6.4.3 Exposed Elevations**

An exposed elevation will be considered as any elevation that faces onto a street, park, green space, open space, pathway, municipal reserve, environmental reserve, amenity space, storm ponds, commercial developments, or apartment/condo buildings. Sales and design teams are asked to verify their lots to the marketing map for site furniture and possible exposed elevations.

### **6.4.4 Corner Lots**

Corner lots require additional treatment to the street side elevations to the same extent as the front elevation. Rear elevations on corner lots flanking a street must have full treatment consistent to the front elevation. Sales and design teams must take this into account when working with home buyers as this will not be relaxed at any time. Corner lots must be well articulated with various architectural elements appropriate to the selected architectural style and extra attention must be paid to the massing and detailing of the porch.

Elements include box outs, chimneys to grade, additional windows, detailed trims to match front elevation, shadow bands, belly boards, corner boards, rooflines, gables with secondary materials, porch or verandas that wrap around from the front of the house.

When a two-storey home is proposed on a corner lot extra attention will have to be paid to the bonus room above the garage. Full height chimneys or other changes in massing on exposed elevations will be required.



### **6.4.5 Rear Elevations**

Houses that have an exposed rear elevation in South Shore will require a rear elevation that is designed to the same extent as the front elevation. Builders are to ensure these rear elevations are consistent with the front elevation. Decks must be built at the initial time of construction and must be shown on the building plans.

Clear three-storey elevations and large exposed flat walls will not be permitted. There needs to be articulation in the wall heights to help ground the building. Designers will be required to articulate rear elevations on walkouts to reduce the massing, which can be accomplished by staggering the upper floor or by adding different roof elements between the main and upper floor using secondary materials that complement the front elevation.



### **6.4.6 Exterior Decks**

All walkout homes regardless of if they are visible from the street or not will require a deck that must be on the plans and built at the initial time of construction. At minimum, all walkout decks will require:

- Supporting columns are to be built out to 12" x 12" extending from grade to the underside of deck.
- Cap and base of the columns must be architecturally detailed and built out.
- Underside of deck must be finished with aluminum, wood, or a composite soffit.
- The main beam and rim joist must be clad in smartboard or an approved equivalent.

Decks that are on an exposed elevation will require a minimum 12" x 12" built out columns extending from grade to underside of the deck. These columns are to be consistent with the front elevation and must be clad in masonry. The columns base is to be at least four feet in height. All deck stairs vertical surfaces (stringers, risers) shall be painted to match the home. Stair treads may be pressure treated wood, left unfinished.

Decks that are less than four feet above grade must be skirted in smartboard or an approved equivalent with a trim detail. Relaxations may be granted on non-exposed elevations on lots with privacy fencing. Lattice is not permitted as a skirting material.

#### **6.4.7 Sidewalks**

- All sidewalks are to be poured broom finish concrete at minimum
- Sidewalks for homes with driveways to be poured concurrent with the driveway
- Sidewalks must be a minimum of four feet in width

#### **6.4.8 Retaining Walls**

Where retaining walls are required, it is recommended that they are constructed using natural materials (i.e., sandstone boulders, rundle rock or river rock (mortar)). Retaining walls not constructed from natural materials should be constructed with a visually aesthetic material (i.e., decorative concrete, or concrete with a stone or brick facing). Concrete wing walls will be acceptable when not visible from the street, but they require Architectural Design Approval.

Retaining walls will be limited to a height of four feet (1.22 meters). All retaining structures must be within property lines. Any retaining wall exceeding 1.00 meter in height MUST be approved by a professional engineer and may require a development permit.

Sunshine basements and walkouts are permitted where the lot grade permits. These may not be forced with the use of added risers at the front of the home. The front step may have up to five risers and up to two more risers may be added to the front walk, for a total of seven risers.

#### **6.4.9 Windows**

Window style should demonstrate a consistent design that enhances the overall architecture of the house.

- Exposed elevation windows shall be of significant size and demonstrate adequate detailing appropriate for the overall composition of the front elevation
- Adequate window detailing such as window shutters, composite architectural trim, SDL's, etc. are required on all exposed elevations
- Window and door trims may be replaced by slender modern trims and flashings at the discretion of the Architectural Coordinator

### **7.0 WALL MATERIALS**

Minimum of composite siding will be the standard in South Shore. White siding may be permitted on the Modern Beach style homes at the discretion of the Architectural Coordinator. Stucco in a smooth or textured finish may be considered as a secondary exterior finish material but please limit the use of Stucco as a primary exterior finish material. Any alternate exterior cladding materials need to be submitted for review to the Architectural Coordinator.

## 7.1 Secondary Wall Materials

Secondary wall materials and colours are required on the front and exposed side and rear elevations of every home and may consist of board and batten, composite panel, Straight edge cedar or composite shakes with a wood grain, smooth or textured stucco finish. All gable ends on exposed elevations will require a secondary wall material. Horizontal siding will not be approved.

## 7.2 Masonry

Stone or brick on the front of the home with a front garage will be required to return to the face of the front entry. All other returns must be a minimum of 2'- 0". The end of the return will need to be finished with trim that sits proud.

Approved masonry products are:

- Brick
- Manufactured or natural stone with ashlar or structured courses. Paneled systems with obvious repeat patterns will not be accepted and will requested to be removed if found installed

Designs with no masonry base may be accepted at the discretion of the Architectural Coordinator. These homes will require extensive detailing, application of secondary materials as a base alternative and trim elements.

## 7.3 Trim, Fascia and Soffits

- Trim must sit proud of the wall material they are designed within
- When trim is used on a stone wall, the trim must be built out at least ½" proud of the stone
- Rainwear must be limited on exposed elevations. Downspouts should take place on side and rear elevations of homes only
- Eavestrough colours are to match the fascia colour
- Fascia must be a minimum of 8" in height and is to be constructed with smartboard (or approved alternative) for any open gables, or fascia not concealed by eavestrough on exposed elevations. All other fascia may be 6" in height and finished in aluminum
- Strong modern elevations with limited trim may be considered at the discretion of the Architectural Coordinator

## 7.5 Roofing

The roof material for all homes is to be premium architectural asphalt shingles such as IKO Cambridge, GAF Timberline, BP Mystique or an approved alternative. Composite products such as Gem, Endur, and concrete tile in the slate profile will also be permitted. Other equivalents may be approved at the Architectural Coordinators' discretion. No wood shakes will be allowed.

All roof stacks must be enclosed and/or finished to compliment the roof colour and exterior finish detail.

- Black will be the only approved roofing colour

- Rainwater leaders and soffits shall match or compliment the approved trim colour
- All roof hardware (vents, stacks, flashing, etc.) must be painted to match the colour of the roofing material. Unfinished galvanized flashing will not be permitted.

## 7.6 Entry Doors

Entry doors are to compliment the architectural style of the home and should stand as a primary element of the front elevation. A typical six panel door will not be permitted.

## 7.7 Front Steps

Front steps are encouraged to be constructed of concrete. Upgraded decorative finishes for the steps and sidewalk are encouraged. Pre-cast concrete steps will be permitted. Alternative materials may be approved at the discretion of the consultant if the materials are high quality and match the design of the home.

## 7.8 Railing

Railing 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. Depending on architectural style, acceptable railing materials include:

- Aluminum
- Wrought Iron
- Glass Panel

## 7.9 Exterior House Numbers

Large modern exterior house numbers with a minimum height of 5" will be required in South Shore.



## 7.10 Exterior Lighting

A minimum of four recessed lights are required for the exterior lighting of the garage and front entry. Lighting of upper masses is also encouraged. All light fixtures shall complement the architectural style of the home. Flood lights will not be permitted.



## **7.11 Exterior Colours**

Colours on the exterior of the home need to be consistent with the architectural theme of the home. The Architectural Coordinator must approve all exterior colour schemes. Colours should complement and enhance the ambiance of the community. Front doors are required to be painted or stained in an interesting, compatible contrasting colour. White front doors will not be permitted.

## **8.0 ADDITIONAL REQUIREMENTS**

Nothing herein contained shall be construed or implied as imposing on the Developer, its agents or employees, any liability in the event of non-compliance with or non-fulfillment of any of the terms, restrictions and benefits set forth herein, and no liability or responsibility whatsoever shall be incurred by the Developer, its agents, or employees, in the performance or non-performance of their rights and obligations herein.

### **8.1 Environmental Initiatives**

The Developer encourages green building practices and environmental initiatives in South Shore. In addition to the requirements of The City of Chestermere Land Use Bylaw, the following requirements apply:

- Rain Barrels are encouraged, provided they are located on the sides of the homes only. All rain barrels should be of an Earth tone colour
- Drainage from roof downspouts shall discharge on soft landscaping and not on hard impervious surface
- Solar collectors are encouraged and may be black in colour only
- Compost bins will only be permitted in rear or side yards. For homes that back onto open space, compost bins will only be permitted inside yards. Compost bins are to be made from prefinished materials, not unfinished wood. All compost bins will require a gravel base or concrete pad, so they are not resting directly on the lawn area
- Electricity generation using small wind turbines is not permitted unless approved by the Architectural Coordinator or the Developer
- Greenhouses will be permitted provided they are professionally designed and built, and the plans must be approved by the Architectural Coordinator or the Developer

### **8.2 Satellite Dishes**

- Satellite dishes are allowed provided the dish size does not exceed 24" inches in diameter and the location of the dish is concealed to minimize visual impact.
- Notwithstanding the above, the Representative reserves the right to reject any installation if deemed inappropriate.

### **8.3 Air Conditioning Units**

Central air conditioning or other mechanical hardware must be located where they are not visible from the street and should be screened when possible.

## **8.4 Recreation and Commercial Vehicles/Equipment**

Recreational vehicles and commercial vehicles shall not be parked in front of a home for any reason other than loading and unloading. When RVs are parked on site they must be parked on the side of the home and be properly screened from the street. Wood screen fence is an acceptable screening mechanism but may only be used alongside the house. RV parking will not be permitted within any rear yard.

## **9.0 LANDSCAPING & FENCING**

The Builder is responsible for review and submission of all landscape and fencing detail to the City of Chestermere as per their approved building permit process and requirements. Process and description are available here:

<https://www.chestermere.ca/716/New-Residential-Permits>

## **10.0 APPROVAL PROCESS**

The following process will be followed for submissions for architectural approval in South Shore:

### **10.1 Review**

The Builder shall review all lot information, marketing material and the Guidelines prior to choosing a lot.

### **10.2 Submission Process**

All submissions for architectural approval will be submitted online through the Streetscape Lot Management System. Access to Streetscape is available by invitation only and every user on the system must belong to a Group. There are several types of Groups on Streetscape, each with their own special set of features and view of information. Some types of Groups include:

- Builder
- Developer
- Consultant

If your Group is already setup then you are ready to Request Access. If you don't yet have a Group – then you can contact us directly to have one setup and request an orientation JumpStart.

For further information on how to submit for architectural approval, please contact E2 + Associates by email at [support@e2.associates](mailto:support@e2.associates).

### **10.3 Preliminary Approvals**

The developer strongly recommends that preliminary approval submissions be made for each lot to avoid the unnecessary expense of revising drawings and/or client disappointment.

The Builder must submit the following to the Architectural Consultant for a preliminary review:

- Floor plans - sketches or existing drawings that include all exterior dimensions
- Front elevation and all exposed elevations - in the case of corner lots or lots exposed to open spaces
- Material and colour selections if customer preferences are already known

This information will be reviewed and returned along with design comments, suggested revisions, material and colour comments and siting requirements.

The Builder is to fully review all preliminary information supplied and make all necessary changes to the drawings and final submission information prior to proceeding with final approval.

#### **10.4 Site Check & Grade Check**

The Builder is responsible for checking the site itself, legal plan of survey, plot plan and title to the Lands for locations of:

- Light standards
- Bus zones
- Fire hydrants
- Utility right of ways or easements for drainage
- Catch basins
- Transformer boxes or utility pull boxes
- Restrictive covenants
- Super mailboxes
- Other items which may affect the house design, impact its siting or the size or location of the driveway and report all problems to the Architectural Consultant in writing
- The builder must also request a grade check to the developer upon completion of excavation, and foundation footings
- The developer will inspect the home grade and approve continuance of construction

**\*NOTE: The Builder is solely responsible for reporting any lot or site damages in advance of construction at site check via the Streetscape system. The Developer (ECI) and/or Development Consultant (GDS) will NOT be responsible for damages that occur on the lot by any means between pre-construction site check and final lot inspection.**

#### **10.5 Final Architectural Approval**

The Builder shall submit online the following to the Architectural Consultant for final approval:

Professionally drawn working drawings in pdf format:

- Floor plans
- Foundation plans
- Cross sections - complete with all dimensions from subfloors to footings and subfloors to front and rear grades
- Four elevations - complete with all exterior materials clearly noted
- Plot Plan complete with proposed grades
- Final Approval Form - completed with materials and colour

**\*NOTE: Upon return of “the Final Architectural Approval” the Builder is responsible for checking all information including the approved plans, plot plans, grades and final approval form and contacting the consultant with any concerns or discrepancies.**

## **10.6 Revisions**

The Builder shall contact the Design Consultant through Streetscape and obtain written approval for any revisions to the architectural approval before the revisions are applied. Charges for revisions after Final Approval are subject to a \$125 fee charged directly to the builder.

## **10.7 Surveyor Stakeout**

When the approved plans are finalized and approved by the Architectural Consultant, the Builder may precede to stakeout the property. A footing grade check is required, and an electronic request is made to the developer via the Streetscape software.

## **10.8 Return of Deposits**

Return of the Architectural deposit will be released to the builder upon satisfactory completion of the house as per the architectural approval. To initiate an architectural inspection and return of the deposit, the following must be completed:

### **10.8.1 Photo Architectural Inspections**

- Construction and exterior are complete in accordance with these guidelines AND as per the house plan approval.
- Final grading completed
- Final grading certificates and approved grading inspection report
- Request photo inspection via Streetscape and upload required photos and information
  - Clear colour photos of relevant elevations \*Date and Indicate Lot, Block and Phase in all file names
  - Two front on interior lots (one must clearly show front door
  - Two front plus flankage on corner lots (one must clearly show front door
  - Two front plus rear on lots backing onto ponds, parks, walks, etc. (one must clearly show front door)
- The request must include the final grade certificate
- Acknowledgement Form sent to E2 + Associates
- Re-inspections will be subject to a \$125 fee billed directly to the builder



Once the final inspection is complete, a report will be sent to the Developer. The Builder will be notified of any architectural deficiencies and will be given a time frame in which to correct the deficiencies.

## 10.8.2 Engineering / Lot Inspections

- Construction and exterior is complete in accordance with these guidelines AND as per the house plan approval
- Final grading completed
- Final grading certificates and approved grading inspection report
- Water valve exposed and marked
- Sidewalks, street, gutter, and curbs in clean condition
- The request must include the final grade certificate
- Acknowledgement Form sent to General Development Services

**\*NOTE: The Builder is solely responsible for reporting any lot or site damages in advance of construction at site check via the Streetscape system. The Developer (ECI) and/or Development Consultant (GDS) will NOT be responsible for ANY damages that occur on the lot by any means between pre-construction site check and final lot inspection.**

## 11.0 CONSTRUCTION REGULATIONS

### 11.1 Material and Equipment Storage

- Builders will be allowed to store their materials and equipment on site during construction but may not store on adjacent or any other home sites.
- Items stored must be stored in an organized manor and must be covered to ensure site cleanliness.
- Builders must ensure that they do not trespass or disturb any other properties.
- Cleaning of paint, solvents, stains, etc. will not be permitted on site.
- Concrete trucks may not clean chutes anywhere on site

### 11.2 Use of Site

- Construction debris and waste must be contained on site each day and removed at the end of the project.
- Debris may not be burned, dumped, or buried anywhere on site at any time.
- Site damage (curbs, site furniture, sidewalks, roadways, vegetation) will be the charged to the responsible Builder.
- Should a site not be maintained as per these guidelines, the Developer reserves the right to rectify any deficiencies at the cost of the responsible Builder.
- The builder shall take all necessary measures to prevent the tracking of sediment and mud onto the public right-of-way. The builder is required to clean any sediment and mud on the right-of-way in front of their lot.

### 11.3 Vehicles and Parking

- Utility trailers, etc. may be parked on site only during the time of construction. These are parked at the risk of the builder.

### 11.4 Other Notes

- Vegetation material, topsoil, or similar materials may not be dumped on site
- Changing oil on any equipment or vehicles is not permitted on site.

- Alcohol and drugs are prohibited at all times on site.
- Erosion control is the responsibility of the Builder during construction.
- Builders are to ensure that sites are only accessed via the provided entries.

## 12.0 DISCRETION

Notwithstanding anything set out in these guidelines, the Developer, Edgewater Communities, Development Consultant General Development Services and Architectural Coordinator (E2 + Associates) may apply their respective judgments when considering and approving anything regulated or controlled by these guidelines. In so doing, the Developer and the Architectural Coordinator may provide waivers of or relaxations to any matter set out in these guidelines in their sole and absolute unfettered discretion.

### 12.1 No Right to Enforce

Only the Developer may enforce the guidelines. No purchaser of a lot in South Shore may enforce these guidelines.

### 12.2 Right to Amend

The Developer may amend these guidelines as it sees fit in its sole and absolute unfettered discretion.

### 12.3 No Trespassing

No person shall infringe upon, excavate, destroy, paint, fill in, cut, remove, or tamper with any lot in South Shore that is not their own. If done so the Developer has full right to take legal action for relief of any violation.

## 13.0 CONTACTS

### Developer / Development Consultant

Edgewater Communities Inc.  
 C/O General Development Services  
 PO Box 20081, Calgary Place  
 Calgary, AB T2P 4J2  
[auruclar@generaldevelopmentservices.com](mailto:auruclar@generaldevelopmentservices.com) or  
[kmilne@generaldevelopmentservices.com](mailto:kmilne@generaldevelopmentservices.com)

### Architectural Consultant

E2 + Associates  
 23rd Floor, 150 9 Ave SW  
 Calgary AB T2P 3H9  
 T: 403 256-5123 F: 403 256-1782 Toll Free: 1-888-443-7446  
[support@e2.associates](mailto:support@e2.associates)