



Stage 5

Architectural Design Guidelines

October 15, 2023

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1.0 INTRODUCTION, DEFINITIONS AND INTERPRETATION

1.1 Introduction

In order to achieve the desired esthetics of the neighbourhood and to maintain the high-quality estate living community concept, the Balmoral Heights Neighbourhood shall be subject to the Architectural Design Guidelines set out herein, each of which is and shall be deemed to be a "Restrictive Covenant" running with the lands and each of the lots contained in and comprising the neighbourhood.

1.2 Definitions

In these Architectural Design Guidelines, except as otherwise expressly provided or unless the context otherwise requires, the following words and phrases have the meanings set out herein.

- **"Balmoral Heights"** means the planned, high quality estate living community located in Strathcona County developed and identified by **2361009 Alberta Ltd.** as "Balmoral Heights", located on the Lands or other lands from time to time added to the Balmoral Heights Neighbourhood.
- **"Community Control Group"** means a group of Owners, whether incorporated or not, that is established for the purpose of taking over development control and monitoring from the Developer as contemplated in subsection 1.6 hereof.
- **"Consultants"** means the various professionals and other consultants from time to time appointed by the Developer to plan and provide information and other services with respect to Balmoral Heights and these Guidelines including any approvals required in respect of proposed Development in Balmoral Heights and include planners, architects, engineers, design consultants and surveyors including any Development proposed by or on behalf of an Owner on a lot contained in Balmoral Heights.
- **"Design Consultant"** means the architects, planners and designers appointed by the Developer from time to time to participate in the approval process in respect of any Development proposed on any lot contained in Balmoral Heights including any Development proposed by or on behalf of an Owner on a lot contained in Balmoral Heights.
- **"Developer"** means **2361009 Alberta Ltd.**, the initial developer of the Balmoral Heights neighbourhood and includes any entity to which The **2361009 Alberta Ltd.**, assigns or transfers its interest in Balmoral Heights or any portion thereof. Developer who will become the **Community Control Group** and thereafter they will be responsible for the monitoring and enforcement of these Guidelines.
- **"Development"** means the planning and construction of any residential dwelling, structure or improvement on any of the lots contained in Balmoral Heights including all excavation and other related activities and any Material Alterations thereto.
- **"Engineers"** means the professional engineers from time to time retained by the Developer in the planning and monitoring of Balmoral Heights and any Development proposed therein including any Development proposed by or on behalf of an Owner on a lot contained in Balmoral Heights;
- **"Guidelines"** means these Balmoral Heights Architectural Design Guidelines;
- **"Lands"** means the initial and primary lands designated by the Developer for the Balmoral Heights Neighbourhood and briefly legally described as a portion of the north half of the southeast quarter section 21-52-23-W4 and a portion of Lot A on Plan 4561TR, and if the context requires or permits, such additional lands as may be added to the Balmoral Heights Neighbourhood, from time to time;

- **"Material Alterations"** means any addition or alterations to any building, structure or improvement situate on any lot located in Balmoral Heights and any change in the materials or colours or textures utilized in the exterior cladding of a building, structure or improvement that affects the style of appearance of_ the building, structure or improvement, and includes changes to existing or proposed landscaping;
- **"Municipality"** means Strathcona County;
- **"Neighbourhood"** means, as the context requires or permits, Balmoral Heights;
- **"Owner"** means any person, firm or corporation that is a purchaser or Owner of a legal or beneficial interest in any one or more of the lots located in Balmoral Heights, and includes, where the context permits or requires, builders, agents and contractors, in their own right as Owners, and in their capacity as agents or contractors of Owners;
- **"Public Lands"** means any lands, public streets and roadways, parks, school sites, environmental reserve, lakes, dry ponds and other lands from time to time owned by or dedicated to the Municipality, the Province of Alberta or any school district for public use (including MR, ER and PUL lands);
- **"Subdivision"** means, as the context requires or permits, Balmoral Heights, the Lands and any other lands added to the Neighbourhood;
- **"Surveyors"** means the Alberta Land Surveyors retained or appointed by the Developer from time to time to assist in the planning of Balmoral Heights and in respect of any proposed Development therein including any Development proposed by or on behalf of an Owner on a lot contained in Balmoral Heights.

1.30 Interpretation

In these Guidelines, except as otherwise provided, or unless the context otherwise requires:

- headings inserted in these Guidelines are for convenience only and are not intended to interpret, define or limit the scope, extent or intent of these Guidelines or any provision hereof;
- words like "including", "specifically" or "particularly" or words of similar import when following any general statement, term or matter, shall not be construed to limit such general statement, term or matter to the specific items or matters following such word or to similar items or matters, whether or not non-limiting language (such as "without limitation" or other words of similar import) is used with reference thereto but rather shall be deemed to refer to all other items or matters that could reasonably fall within the broadest possible scope of such general statement, term or matter;
- words importing one gender include all other genders, words in the singular include the plural and words importing individuals shall include firms and corporations, and, in each case, *vice versa*; and
- covenants or obligations, when of more than one person, shall be deemed to be given by each such person on a joint and several basis, including, where there is more than one Owner or where an Owner and his employees, agents, or contractors logically have the obligation.

1.4 Development Control

No Development shall be commenced or carried out on any lot contained in Balmoral Heights except following application in writing for approval to the Developer or, if so, designated by the Developer, the Design Consultant, and then only as approved in writing by the Developer or the Design Consultant, all as herein required.

1.5 Design Consultant

The Developer may, from time to time, appoint the Design Consultant as the person or entity to which application for approval for any Development in Balmoral Heights is made and who has power and authority to enforce, in all other respects, the provisions of these Guidelines.

1.6 Community Control Group

The Developer may, in its sole and unfettered discretion after 95% of the lots contained in Balmoral Heights are built on and occupied, transfer development control decisions and monitoring to a Community Control Group organized and appointed for that purpose by a majority of the Owners. If the Owners have not established a Community Control Group, the Developer may transfer control to three willing residents of Balmoral Heights chosen by the Developer who will become the Community Control Group and thereafter they will be responsible for the monitoring and enforcement of these Guidelines.

2.0 ARCHITECTURAL CONCEPTS & STYLES

2.1 Concept

Balmoral Heights is an architecturally controlled neighbourhood. It is designed to provide a quality estate community projecting a distinctive ambience.

The philosophy of the architectural guidelines is focused on providing a quality living environment with a consistent and identifiable community image, yet one that offers variety and choice to the individual owner.

It is required that, whatever house design is submitted for consideration and review, a high level of design addressing the following be achieved throughout each individual home within the community:

- Siting
- Massing and proportions Elevations
- Detailing Landscaping

2.2 Architectural Styles

The architectural styles in Balmoral Heights will be diverse. These Guidelines include detailed descriptions and specifications for English Tudor, Georgian, French, Victorian, California, Craftsman, Colonial and Heritage styles.

Examples have been included at the end of these Guidelines and it is recommended that the Owner further research styles and become familiar with the correct details of the housing style of choice. The detailed descriptions for each style will direct successful interpretation and discourage generic presentation.

The correct and appropriate massing, proportions and detailing - true to the style - are critical to the architectural merit of the home and are elements that communicate the quality of the design.

It shall be the responsibility of the Owner to demonstrate the characteristics and merits of an architectural period style. Acceptability or approval of such designs will rest solely with the Developer and their Consultant.

English Tudor Style



As the popular style of British architecture between the late 1400's and the early 1600's, classic Tudor reflects an era of evolution, innovation and the melding of form with function. Its design elements- shaped by considerations of lifestyle, climate, available materials and building techniques in **pre-industrial age England** - have successfully spanned **both distance and time to reach across the Atlantic** and nearly half a millennium.

Roofs

Appreciating the abundance of rainfall in the English climate, many Tudor homes had steep-pitched, side- gabled roofs. Hipped-style roofs modified with gables were also used. In some cases, several small gables were incorporated in designs, such as dormers projecting through hipped roofs. Within these gables, vents **were a distinctive architectural feature**.

Walls

Using commonly available building materials, various combinations of stone, brick, stucco and timbers were and are prevalent traits of this style. Half timbers embedded in a stucco facade were most often used on the upper half of the house as a stylish exterior representation of the home's post and beam framework.

In many cases, brick and stone were used on the lower half of the home, with particular attention paid to the **archway over the entrance door**. In addition, **decorative corner quoins were frequently used in the brick work** of the home's facade. Commonly, the upper floor would cantilever out over the lower-level wells, **thereby increasing usable floor space while keeping water run-off away from main level windows and brick in winter and providing shade in summer**.

Doors

Entry doors were oversized planked wood, often doubled and frequently displaying glazed windows. Carriage house doors - the equivalent of today's garage doors - reflected the style of cross-timbered gables. In order **to avoid an overwhelming perception of mass, multiple single garage doors are often specified in today's Tudor designs**.

Windows

Several important considerations impacted on the design and use of window elements in the English Tudor **style**. **The emerging use of glass enabled the replacement of cut openings covered by shutters on the outside** and tapestries inside. Glass answered the need to bring light into rooms while maintaining the heat from **fireplaces in cold weather months**. **Operable glass windows enabled access to ventilation in warmer months**, when cooking fires resulted in overly hot and stuffy interiors. Tudor era technology was unable to create large single pane windows. Moreover, overly large windows would serve to enhance heat loss in winter. The Tudor design answer to these factors was to feature compact bay windows and tall, thin casement windows grouped in threes or fours. These windows made use of a multitude of small, thick diamond-shaped panes **which were led together**.

Chimneys

In order to ensure proper updrafts from fireplaces throughout the Tudor home, the style made use of tall brick chimneys which were either incorporated into front facades or in clear view from the front of the home. Owing to their visibility and the fact that these chimneys often shared more than one flue, their design was both highly decorative and massive.

Georgian Style



As England's first four King George's sat on the throne, a wave of royal fantasy was introduced into the **country's architecture between 1714 and 1830**. With it came the **Georgian style and a sense of formal**, palatial living. The design was attractive and stately, dignified by its pleasant, symmetrical proportions. The late Georgian or Federal style born after the American Revolution (1780-1820) carried the same regal air while introducing its own crowning touches including pillars, porticos, cupolas, fan lights, window shutters, arched dormers and the use of wood - often painted a pinkish tan - to replace exteriors of red brick and pale **Portland stone trim**.

Roofs

Georgian homes usually exhibited a high hip or gable roof, typically with arched dormers to emulate a 2½ storey look. Roof materials were generally black slate or black painted shingles. Some roofs, such as in the Federal style, displayed a flat centrally positioned area commonly surrounded by an ornate railing called a balustrade.

Walls

Brick and wood were the main materials for exterior walls. In the case of brick, a belt course or change in the **masonry pattern was often introduced where the first floor met the second, creating a band around the middle of the house**. Most period homes featured checkerboard corner quoins extending up to the eaves as **an added design element**. **Small block-shaped <lentils were incorporated into the cornice molding at the top of exterior walls**.

Entranceways

Georgian entrance ways, centrally located on the front facade, were often framed by pilasters- square columns partly built into and partly projecting from the wall. In more elaborate treatments, porticos featuring two or more free-standing pillars formed the entranceway while supporting a balcony or triangular-shaped portico with dentil detailing. During the Federal Period, arched brick entrance ways were introduced as were circular **and semicircular windows above the entrance**.

Doors

Fluted entrance doors were paneled and often accompanied by elegant side lights, pilasters and broken arch pediments. With the necessity to include garages in today's Georgian designs, garage doors reflect the paneled style and classic elements of traditional Georgian entrance doors.

Windows

Windows were double hung with multiple panels in each sash, held in place by rectangular muntin bars in grid patterns that are generally 6 over 9 or 9 over 12. Lintels above windows typically featured a keystone **element or decorative crown molding while window sills were constructed of stone or brick**. **Shutters were introduced during the Federal Period as both a decorative and practical fixture**. Similarly, Palladian windows **and fan lights came to be incorporated into both window and entrance door treatments at this time**.

Chimneys

As in the case of English Tudor designs, Georgian brick chimneys were tall, massive and decoratively accented as they were generally in view of the front facade.

French Style



From the time of Cartier, the French influences on North American architecture has extended from Montreal to New Orleans in spite of British designs on both the continent and the home styles of its residents.

No doubt French political, cultural and economic support of the 13 original American states during the Revolutionary War, and of the Confederate States during the Civil War, served to expand French impact on this continent's home styles. Like their Georgian contemporaries, French styles adapted well to American executions, displaying beautiful proportions and a fine formal balance.

Roofs

The French style, adapted to North America, is a stately design distinguished by its steep-pitch roofs and extended roof lines broken by numerous dormers to create a 1½ storey or a 2½ storey look. Turreted roofs are another common feature of French style - a reflection of castles and the romance of a bygone era. Arches, another important element of the French style home, were often used on dormers and to accentuate window tops, roof lines and vents.

French style homes archways are usually 1½ to 2½ storeys high with brick, stone or stucco walls. Brick exteriors have long been a prominent part of French architecture. As in the case of their Georgian counterparts, French architects included stone or quoins in their designs to accentuate exterior corners. Similarly, they also specified *dentils* within cornice moldings at the top of exterior walls.

Windows

Such was the affinity of French architecture for uplifting curvature that arched windows would often break through the roof line where the wall meets the eave. Generally, casement windows were the style of choice, whether arched or not. Often wrought iron accents were used on rooftops and around windows.

Entranceways and Doors

Many elegant homes featured tall narrow windows flanking a grand two storey entrance. Double doors were commonly the entrance design feature of choice, displaying raised panels topped by an arched over-frame **window treatment**. **Many contemporary French style designs reflect the panel relief treatment of entrance doors in their garage door styling.** Overwhelming massiveness is avoided by utilizing multiple single openings.

Chimneys

In comparison to Georgian homes, French style chimneys tended to be more elaborate in their use of crowning corbels, almost by way of emphasis on design sensibilities that attended to even the smallest detail.

Victorian Style



After the American Civil War and the decline of French political, economic, and cultural influence on the southern states, British architectural styles of the era experienced a resurgence of unparalleled fervor in the former colonies, Early adaptations of Victorian designs popped up all over New England during the 1880's, These two-storey colonial interpretations generally featured grand entries, airy vestibules and some of the best aspects of other styles,

Witness the Georgian dormers and embellished Georgian chimneys together with Federal Period service wings, Dutch roofs, English Tudor steep roof pitches and multiple window panes. Not to be ignored were fondly recalled and recreated French Provincial turrets and arched windows together with Mediterranean villa verandas and ornate Spanish colonial decorative intricacies.

Roofs

Victorian style roof shapes varied considerably, offering a profusion of steep gabled elements at various heights, together with turreted sections and dormers, Wide trim fascia boards provided the finishing touch, while fringe detailing was and continues to be an important aspect of the gable ends, Georgian influence saw dormers added to rooflines in some instances, bringing light and livability to attics.

Walls

Traditionally, these designs featured an abundance of beveled horizontal clapboard. Today they are characterized by an extensive and pleasing use of brick, stucco, wood and attention to detail. Asymmetrical two-storey facades blend contrasting wall materials while incorporating decorative gable ends of wood shingles or clapboards.

Windows

Large, usually multi-pane windows were and are the norm in order to light large rooms. Unpretentious and dignified shutters most often painted white, accentuated windows often grouped in twos or threes. Later window treatments included fan lights, bay windows borrowed from English Tudor designs, and arching brickwork to outline windows - a blend of elements from French and Georgian styles.

Porches

Early Victorian styles feature a breakfast porch and a living porch at opposite ends of the house, sometimes capped with second storey balconies and commonly decorated with delicately crested spindle work. In later designs, the veranda was stretched to wrap the whole facade and became the style's most predominant element.

Doors and Entranceways

Wide, central entries warmly greeted visitors to smartly styled front doors, often featuring decorative glazing complimented by side lights, fan lights, transom lights or pediments.

Chimneys

As in the case of so many Victorian design features, its chimneys borrowed and combined decorative attributes from other styles. In many cases, Victorian chimneys would start with the dignified look of Georgian style brick chimneys and then modify that style through the addition of decorative top detailing bearing a striking similarity to French designs.

California Style



Hallmarks of this style are attention to indoor-outdoor living, open plans, rectilinear structures often constructed with steel frames, and extensive use of glass.

Overall Building Massing

The California style includes all model types. Roof slopes are moderate at 6/12 to 8/12 with overhangs of up to 24".

Roof Styles

Permitted roof styles include cottage and side gables. Inset front facing gables are unadorned.

Window Styles and Placement

Windows are variable sizes and a high ratio to wall surface. Windows often include definite transoms in rectangular or elliptical shape. Circle head or round top windows are not suited. Windows may be plain or include a simple grill pattern.

Stone or Brick Profiles

Stacked tyndal stone, ledge stone and stone tile may be applied in substantial form and subtle colors.

Exterior Cladding

California homes are finished in smooth stucco.

Colors

Colors suited to this style include light to medium neutrals with very subtle differences at detailing and cut lines. Pastel colors are not suitable.

Defining Details and Entrance Treatment

Detailing on the California style is defined by subtle differences in stucco planes and shallow arch details. **Recessed stucco channels may be appropriate for definition; however, raised stucco bands are not appropriate.** The entry is wide and enclosed at the first level of a proportionate height and is often recessed.

Craftsman Style



Craftsman homes are an American architectural tradition that emerged and spread primarily between 1900 and 1929. It was a backlash against the mass-produced, Industrial Revolution-fueled Victorian architecture boom that prized ornament and decoration made all the more accessible by new technologies.

If the Industrial Revolution celebrated the wonders of manmade materials and the possibilities of what machines could do for people, Craftsman architecture was an aesthetic reaffirmation of the beauty of natural materials and forms, and the marvels of what humans can make with their own hands.

Overall Building Massing

The Craftsman, or Arts and Crafts, style includes bungalows, 1½-storey and 2-storey designs with low pitched roofs. Roof overhangs are 1'6" minimum and 2'0" preferred. Verandas are integral and donors emphasize the styling.

Roof Styles

Permitted roof styles include cottage and gable roofs either side to side or front to back combinations. Roof pitches are 5/12 or greater than 8/12 with front facing inset gables.

Window Styles and Placement

Windows have a vertical orientation: double hung or divided panes with grills in the upper sash while the lower sash is plain. Window surrounds are simple. Windows should be ganged in pairs at minimum.

Stone or Brick Profiles

Brick, ledge stone and river rock are permitted and should be used in this style. Stone and brick may be applied at fireplace chases, columns, verandas and garages. Application in panel effect is discouraged. Stone tile is not an acceptable finish for this style.

Exterior Cladding

Craftsman style homes may be finished in smooth stucco, brick, siding or shakes. More than one dominant finish is used on each elevation, applied horizontally and separated by a wide trim board. Trims are generally painted, stained or metal clad. Stucco clad trims may not be suited.

Colors

Colors suited to the Craftsman style include deep earth tones accented by heavy white trims. Colors may also be tone on tone.

Defining Details and Entrance Treatment

Partial and full width verandas are a major element of the Craftsman style. Verandas often have a gable roof consistent in pitch and detailing with the main roof, and typically supported by massive, tapered columns. The columns may be full height or half height resting on the veranda deck or extending from roof to ground. The base will be larger than the post and likely tapered in stone, shakes or a painted finish. Dormers and inset gables are finished in shakes, exposed beams or angle braces. Entry doors are simple in styling and include small glass panes.

Colonial Style



Colonial homes are simple, symmetrical, and rectangular. They are always two or more stories tall, with the staircase located in the center of the home. For that reason, the staircase is a prominent design feature, and is usually made of wood. Just like the staircase, the front door of colonial homes is at the center, opening directly to the staircase, which is often surrounded by a formal entryway.

Overall Building Massing

The Colonial styles include 1 ½ -storey, 2-storey and bungalow models designed with a simple rectangular **footprint**. **Roof slopes are 7/12 or greater with eave overhangs of 12" to 18"**. **Dormers and/or front facing gables** clad in the same material as the walls add interest and reinforce the styling.

Roof Styles

Permitted roof styles include a hip roof and gables sloping either side by side or front to back. Style is further defined by entrance treatment. Roof pitch is 7/12 or greater. Dormers and/or front facing gables are **common**.

Window Styles and Placement

Windows are aligned, symmetrically balanced and are strictly vertical in orientation. They may be ganged in pairs. Both top and bottom sash should have a grid pattern of 6 to 12 panes per sash.

Stone or Brick Profiles

Brick and ledge stone are used in panel effect and, in addition, often adorn fireplace chases and chimneys. Full brick/stone fronts are encouraged in this style.

Exterior Cladding

The Colonial home is commonly clad in brick or horizontal siding. Decorative moldings are typically installed **at the eave line for emphasis**. **Acrylic or smooth stucco may be used in combination with brick, stone or shake finishes**.

Colors

Colors suited to the Colonial style are light neutrals (white and cream) for siding with red or darker tones for brick exteriors. Colors must be contrasting in tone. Trim and window colors are usually white. A dark accent color such as black, dark red or forest green is common.

Defining Details and Entrance Treatment

Entrances may feature a full veranda, gable entry porch or pediment supported by pilasters. Shutters are characteristic of this style. Decorative moldings, gable trims and dormers reinforce this style.

Heritage Style



Heritage elevations are designed to take old-fashioned elevations and make them new. There are always heaps of detailing in the gables by the use of wooden shakes, brackets, board and batten, or crezone paneling. Windows are usually in pairs or triplets. Textures and lines are straight. Thick battens above, and below each window accentuate their strategic placements. This elevation evokes thoughts of upper-class, modernized, 1920's style living; this elevation style is the perfect blend of Craftsman and Tudor.

Overall Building Massing

All model types are included with an emphasis on grounded proportions where the eye is drawn to the street level. Roof slopes are moderate to high at 7/12 or greater. Roof overhangs are minimum 1'6" at moderate pitch and minimum 12" at higher pitch.

Roof Styles

Permitted roof styles include hip or side to side and front to back gables. Front facing gables are clad in siding or shakes and are defined by shadow bands at the eaves.

Window Styles and Placement

Windows have a vertical orientation and may include rectangular or elliptical transoms. Grills are installed in the entire pane or upper third. Heavy wood surrounds the frame on all openings.

Stone or Brick Profiles

Stone and brick are applied in a panel effect or as a substantial accent. When applied as an accent, the top edge is finished with a soldier course or heavy step trim. **Stone details should include the base of columns and verandas. River rock is well suited. Stone tiles are not appropriate when siding is used.**

Exterior Cladding

May be finished in smooth stucco, brick/stone, siding or shakes. A combination of finishes is commonly used. The trim and surrounds on stucco clad models are painted and not stucco clad. All siding profiles must be lap board style. Cove profiles will not be permitted. Hardi Plank siding is preferred.

Colors

Colors suited to the Heritage style include deep earth tones accented by contrasting heavy trims. White and light cladding colors are not suitable.

Defining Details and Entrance Treatment

Entrances are covered at a level that encloses and protects the space, at the first level or at a proportionate height. The style, width and detailing of the entranceway creates a sense of arrival. Verandas are common. **Columns are solid and substantial with wide base or step detail top and bottom.**

Glass lights in traditional styling are commonly included at the overhead door. Entry doors are simple and often include square glass panes. Style definition borrows heavily from the Craftsman style with shakes, shutters and gable braces.

2.3 Municipality Land Use Bylaw

Formal standards for development will be those established in the Municipality Land Use Bylaw for RE (Residential Estate) zoning. Specific reference should be made to the Municipality requirements in all areas and under no circumstances shall conformance to these Guidelines supersede the process or requirements of the Municipality approval process.

3.0 SITE DESIGN

3.1 Site Design Concept

Initial and lasting impressions of the development will be as a result of the overall relationship of buildings to each other and to the street, and the quantity and quality of the landscaping. These relationships should present an image of quality estate living and the Guidelines encompass criteria to help achieve this vision. The criteria allow flexibility of approach to achieve an "estate" ambience.

3.2 Siting

Siting should reflect careful consideration of lot characteristics, relationship, and orientation. **Building form and height will be proportionate to the architectural style represented and relate logically to adjacent dwellings. Massing, style, and setback may be adjusted on a lot-by-lot basis, to enhance streetscape.** With respect to setbacks and site coverage, The Municipality Land Use Bylaw applies to all lots. The minimum front yard setback of 7.0 meters, minimum side yard 4.0 meters and 40% site coverage will apply.

3.3 Lot Grading

Lot grading shall follow the natural slope of the land and shall be in strict compliance with the Subdivision Grading Plan prescribed or approved by the Developer and by the Municipality (the "Subdivision Grading Plan"). The minimum slope allowed shall be 2% and the maximum recommended slope is 5%. Contouring of the lot or the placement of landscaping and plant materials and retaining walls, planters or planting beds must not alter the drainage pattern for the lot as set out in the Subdivision Grading Plan. Rough and final grading certificates must be prepared by the Surveyor showing that lot grades comply in all respects with the Subdivision Grading Plan. The preparation and approval of these grading certificates will be a condition precedent for the refund of any security, performance, or landscaping deposits.

3.4 General Lot Grading

Lot grading should be reflected by the building massing (i.e., step floors, walk-out basements, etc.) to situate the house in a natural relationship with the contours of the land. This will help to minimize the need for grades steeper than 3 to 1.

All plot plans will be prepared by the Surveyors. Staking out of the homes will be jointly carried out by the Owner, the designated surveyor, and the Developer at the Owner's expense. This procedure will facilitate establishing building elevations that are appropriate for the on-site grading conditions.

3.5 Side Yard Grading

In addition to the critical grade control points at the corner pins of the lots, the grade elevations along the entire length of the side property lines will also be important considerations. The Developer and their Design Consultants reserve the right to adjust all the grading requirements between units after both the affected homes have been submitted. A coordinated grading review will be carried out to ensure that the proposed final grades of the first house submitted do not adversely affect the adjacent house. The final grading requirements will be balanced to the mutual benefit of both houses.

Particular attention is to be given to the side yard grading for those lots with front to back falls and/or side to side falls. In the case of a side to side falling lot, the base of the steps for any side door access must be approximately equal to the level of the driveway at the garage door. For those lots with grades generally falling towards the back yard, the base of these steps is to be lower than the level of the driveway. Keep in mind that in these cases modifications to the exterior cladding might be necessary to ensure that the maximum 2-foot parging line is maintained.

3.6 Concrete Swales

The concrete swales to be installed by the Developer and their proper maintenance and operation, is critically important to proper drainage of all the lands in the subdivision as set out in the Subdivision Grading Plan. Accordingly, it is important that the natural and prescribed drainage into and along the concrete swales must not and shall not be altered, blocked or impeded in any manner whatsoever including, without restricting the generality of the foregoing, by the contouring of the lot or by landscaping or plant materials, by planting beds, by dirt and other fill material, by retaining walls, by stone, brick, wood and other types of planters or by generally re-sloping or otherwise blocking the natural flow of water into and along the concrete swales.

The Owner of each lot is specifically and individually responsible for ensuring that drainage into and along the concrete swales is not altered, blocked, or impeded in any way and shall be held legally and financially responsible for failure to so ensure and maintain such drainage.

3.7 Garages and Outbuildings/Accessory Buildings

All garages shall be designed to complement the house or be an integral portion of the house design. Care should be taken to design the garage so as not to overwhelm the house. Any garage face that is predominantly visible from the street will require articulation. Long uninterrupted wall planes will not be permitted. Blank wall planes visible from the street are not acceptable. All lots must be provided with at least a double attached garage. Garage doors must have an articulated face design such as paneling and must be constructed of wood or insulated metal.

Triple garages shall have the doors installed so that no door is wider than double garage door width. Outbuildings and Accessory Buildings must be designed and constructed to match the same style as the house and should be of the same materials as used for the house. Placement of these buildings should be carefully considered, and their impact minimized. Applications for approval are to indicate proposed locations for outbuildings and will be reviewed by the Consultant to ensure protection of adjacent views. Driveways/Walkways

The desirable driveway slope is 8% or less. The absolute maximum is 10%. All driveways are to be articulated (curved or arched). Driveways and front walks are to be one of the following:

- Exposed aggregate (maximum aggregate size³/₄" diameter)
- Concrete paving stones
- Stamped Concrete

In all cases, the colour of concrete or pavers must be approved prior to application.

4.0 BUILDING DESIGN

4.1 Building Design Concept

All building facades are to be designed with care and attention to detailing of finishes and materials. Side elevations that are highly visible from the street should continue the design and the use of materials and detailing used on the front of the house. The rear facades of houses in Balmoral Heights in certain locations are very prominent. They will be viewed from various locations throughout Balmoral Heights. The Developer requires a similar high degree of detailing and materials as the front of the house.

4.2 Dwelling Size Area: Minimum house sizes required for all lots are as follows:

- Bungalow
 - Footprint 149m² – 1,600 Sq Ft
- Side Splits
 - Total Area 205m² – 2,200 Sq Ft
 - Footprint 112 m² -1,200 Sq FT
- Two Storey
 - Total Area 223m² – 2,400 Sq Ft
 - Footprint 112m² – 1,200 Sq Ft

All areas are measured to the outside exterior wall of the building.

A maximum square footage may be restricted to ensure a complementary streetscape with adjacent homes.

The maximum building height is 10 meters (32.8 feet) and 2 ½ storeys as determined by the Municipality Land Use Bylaw.

4.3 Corner Lots

Corner lots shall be built either as bungalows or as side split houses or 1 ½ storey houses. In the latter case, the flanking must be designed to present the look of a single storey. In addition, the following features will be required:

- Roof planes must wrap around exposed building faces.
- The principal roof planes must slope toward both street frontages.
- Both facades must be designed as front elevations
- Retaining walls should be avoided adjacent to street frontages.
- Windows should be incorporated on the side elevations.
- Wrap-around decks are encouraged.
- In the case of a side split or 1 ½ storey houses, the second storey wall facing the side road must be setback a minimum of 10 feet from the face of the secondary elevation.

"Corner lot" means a lot located on the corner of two streets or roadways and such other lots as are designated as corner lots by the Developer in its sole and unfettered discretion.

4.4 High Visibility, Special Considerations

The rear elevations of homes backing onto the internal pathway and trail system as well as street adjacencies require special consideration. Elevations at these locations must avoid expanses of blank wall space and present proportions consistent with the front elevation. Second floor cantilevers must be anchored by a roofline or appropriate treatment. All projections will have a separate roof line and minimum overhang. The roofline should slope to view.

Lots designated "W" or "P" by the Developer, in its sole and unfettered discretion, on the lot plan or otherwise will require the siting of a walk-out basement model. On walk-out lots designated high visibility, these designs must present an integrated building form incorporating a combination of architectural measures to address proportion and towering appearance. Graduated rooflines, dormers, detailing and a minimum of two wall planes with a substantial roofline within 20 feet of grade will be some of the architectural measures applied to these highly visible settings. Decks for the walk-out basement designs must be constructed concurrently with the home.

4.5 Rear Decks

The rear decks on high visibility elevations must incorporate appropriate column design at posts and railing design. The underside of all above grade decks must be appropriately finished or soffited. Second floor decks must be setback from the deck beneath.

4.6 Repetition

To encourage originality, similar elevations may not be repeated within two lots of each other or directly across the street (XOAX). Repetitive use of elevations will be monitored to ensure interesting streetscapes. Modifications to elevation treatments may be required accordingly.

4.7 Retaining Walls

Retaining walls is the responsibility of the property owner and must not compromise the grading design of the lot. Natural elements such as rock and wood are preferred for construction of retaining structures. Allan Block can also be utilized, and concrete is acceptable if appropriately finished to view. Retaining structures over 1.2 metres in height must be stepped to reduce the visual mass.

5.0 EXTERIOR

5.1 Concept, Material and Finishes

Special attention should be given to selection of exterior finishes and detailing that will be compatible or characteristic of the style or period design of the dwelling. There are to be no "false fronts". The dominant material of the front elevation must be carried through all remaining elevations and accessory buildings. Detailing of the exterior finishes must also be carried through all remaining elevations and accessory buildings.

- A maximum of two predominant materials are recommended on the exterior of the house on all facades.
- The maximum height of parging on front elevations shall be 1.0 foot above grade and 2' feet above grade on all remaining elevations.
- Accent materials must be used logically and consistently. It should suggest structural support to avoid the appearance of a veneer application.
- Allowable materials include brick, stone, beveled wood siding, vinyl siding and cedar shingles. Ornamental detailing in a PVC material will be allowed.
- A minimum of 300 sq. ft. of brick or stone is required on all vinyl or sided homes.
- A minimum of 200 sq. ft. of brick or stone is required on all stucco homes.
- Stucco may be used but only with a sand float finish and only in combination with sufficient contrasting details. Stone-dash stucco or swirled patterns will not be permitted.
- Brick and stonework is to be quiet and uniform in colour.
- The use of multi-coloured stonework or extensive use of stone jumpers will not be permitted.

Cedar shingles will have a maximum exposure of 6 inches and the application of decorative shingles shall be characteristic of the style or period design of the house.

The allowable siding material will be placed horizontal and with a maximum 5 inches exposed profile.

Vertical wood siding and battens in the Arts and Crafts style is permitted.

The front application must be carried a minimum of 6 feet around the side of a building unless there is a logical stop line. Facade applications are discouraged.

Other materials may be approved at the sole discretion of the Developer and their Design Consultant on an individual application basis. An approval of a material on one house shall not constitute a precedent for the use of that material on other houses.

5.2 Exterior Elements and Features

Exterior elements should be carefully detailed to reflect the overall theme of the design concept of the housing style. The main entrance to the house should be accentuated with architectural features such as arched or fan windows, porches, archways, etc. Some degree of transparency, either using sidelights or fan lights in the door, is encouraged. Entranceway design should project an inviting and distinguished image.

Traditional window types, such as awning, casement or double hung, should be used. There are proportions and style again that should suit the overall theme of the house. Window lintels and sills should be designated to create visual interest through the use of keystone masonry accents or borders.

Entrance gates or landscaping as discussed for the driveway entrances should be designed to match the style of the house.

Railings to rear decks should be transparent and should carry the same attention to detail as the rest of the house. They should relate specifically to the chosen period style of the house. Decks should be supported on beams spanning between columns and visible below deck. Column size should be a minimum of 10 inches in diameter embellished with capitals, bases, or other similar details and clad in the predominant or accent materials for the house.

5.3 Roofs, Eaves, Soffits

Roof materials used are to be consistent with the period style of the house. Materials approved include Number 1 Grade cedar shakes, UNICRETE roofing tiles, GEM EUROSLATE rubber roof tiles or DECRA shakes or shingles as per the attached Roofing Appendix.

Special attention is to be given to roof overhangs and roof drainage in relation to the style of the house. The appropriate overhang shall be provided for the house design, e.g., Georgian style - 1 foot. Two rain eaves trough treatments are allowed - they can be either an exposed eaves trough mounted to a 10 inch deep fascia board, or the recommended concealed gutter detail.

Rainwater leaders and eavestroughs should match the fascia colour and be painted out to match the background surface. Prefinished aluminum fascia are acceptable and must match the trim colour of the house.

Soffits other than flat/perforated pre-finished metal are encouraged. Flat soffits that extend beyond 16 inches may be required to include additional detailing.

5.4 Chimneys/Flues

Chimneys are to be brick, stone, or to match the exterior finish used on the house. All chimneys will require a chimney cap. Brick and stone should be corbelled or have a decorative concrete flue cap. All chimneys and chimney caps shall have a design characteristic with the style of the house.

Exposed stainless steel flues **will not be** allowed on any facade. Exposed direct-venting flues will not be allowed on the front facade. All roof stacks, flashing, etc. are to be painted out to match the eventual weathered appearance of the roofing material.

5.5 Colours

All exterior colour schemes must be approved. In general, Guidelines for colours are towards the natural expression of materials (i.e., stone, brick, wood). Houses with schemes that are deemed to detract from the street setting will be rejected.

The colour of the garage door must be in the same range as the predominant colour of the house. No two adjacent houses may have the same predominant or accent colour unless it is the colour of a neutral material. Bright accent colours are not allowed and accent colours must be complementary to the house colours.

5.6 Screening of Recreation /Commercial Vehicles and Satellite Dishes

No house trailer, recreation vehicle, trailer of any kind, truck, camper, boat, or other vehicle over $\frac{3}{4}$ ton, farm machinery or any vehicle of any kind not functional or in a state of disrepair shall be parked, kept, stored, placed, or maintained on any lot in the Neighbourhood in such a way that it is visible from the street or any Public Lands. No house trailer, recreation vehicle, trailer of any kind, truck, camper, boat, or other vehicle over $\frac{3}{4}$ ton shall be parked, kept, stored, placed, or maintained on any lot in the Neighbourhood except on a special pad, the location and design of which has been approved in advance and in writing by the Design Consultant, who, prior to giving any approval, must be satisfied that such vehicles and equipment will not be visible from the street or any Public Lands and that same are properly screened or otherwise hidden from view by prescribed wood fencing and that there will be no adverse effect on any proposed, approved or Developer landscaping.

No recreation vehicles or commercial vehicles in excess of $\frac{3}{4}$ ton capacity shall be parked on the driveway or in front of the house for more than 48 hours in any consecutive 72-hour period.

Satellite dishes or antennas or other communications equipment must be completely screened from public view and shall not exceed 18" in diameter. Such equipment should be wall hung and mounted to ensure that they cannot be seen from the street or any Public Lands.

5.7 Dog Runs and Other Enclosures

Dog runs and other enclosures must be properly screened and otherwise hidden from view by prescribed wood fencing.

5.8 Accessory Buildings and Structures

Any accessory buildings and structures must: (i) be designed and constructed to match the house material and colour; and (ii) NOT be located within 7 meters of any Developer installed rear property line wrought iron fence.

6.0 LANDSCAPING

6.1 Landscaping Requirements Generally

The landscape design of each lot should be carefully planned to meet the needs and taste of the individual Owners, while ensuring the integrity and aesthetic expectations of the overall subdivision are executed and maintained. A well-designed landscape enhances the beauty of the property, provides individuality, assists in reducing the overall mass and scale of large residences, provides environmental advantages, and compliments the overall aesthetic intentions of the Developer.

Prior to the commencement of construction, the Owner shall submit to the Developer, a landscape plan that illustrates the proposed landscape design, plant material, hard surface materials, grading, decks, etc. and how the landscape requirements, as outlined in this section have been met. The review and approval of the landscape design does not imply any warranty or guarantee of the landscape construction on behalf of the Developer. The review and approval is provided solely for compliance to the landscape requirements and overall aesthetics of the development. The landscape plan should be a scale drawing that clearly identifies shrub bed, plant material, sod, hard surface, and other landscape features. The plans should include a floor plan and house elevation. Final exterior colours and material should be included with the submission. It is strongly recommended that a professional landscape architect (member of the Alberta Association of Landscape Architects), Landscape Architectural Technologist, or landscape designer be hired to complete the plan. The plan should clearly identify the drawing scale, date, lot and block number, Owner name, and north arrow.

6.2 Front Yard Landscaping

Front yard landscaping for all lots shall include as a minimum the following:

A shrub bed laid out in a manner as to provide visual transition from the house to the yard. The bed shall occupy a minimum of 25% of the total yard area (total yard area is based on the available yard space after driveway, sidewalks, and hard surface areas have been laid out) measured from the front of the house to the sidewalk or street. The bed shall have a shape and size that complements the overall scale and design of the house. Additional beds can provide up to 50% of the total available yard area.

The balance of the yard shall be either ground cover, mulch (rock or wood/bark chip), or sod. At least 50% of the yard area shall be sod. The use of rock mulch over the entire front yard is not permitted. It shall be no greater than 25%. The mulch must match/compliment the colour and architectural finish of the house.

The shrub bed shall be planted in such a manner that the shrub/perennial material, when mature, shall occupy at least 75% of the bed area, up to 25% of the bed can be used for annual planting. Mature sizes shall be determined based on the Alberta Agriculture - Alberta Yards & Gardens Guide. The shrub/perennials shall be designed to provide full season colour and should be hardy to our local climate. The use of landscape edgers, mulches, irrigation systems, and low voltage landscape lighting are encouraged.

A minimum of 2 trees shall be provided in the front yard. The trees shall be a minimum of 65mm (2.75 inches) caliper for deciduous trees and 3.0 meter (9.75 feet) high for coniferous trees. In yards where it can be demonstrated that insufficient space is available or utility conflicts prohibit the planting, this quantity may be reduced at the discretion of the Developer. In cases where the size, mass, or scale of the house or parts of the house require additional screening or planting, the Developer may request additional trees over and above the minimum quantities. These shall be provided at the Owner's cost. The use of columnar trees will be allowed but they will not count as part of the 2 minimum trees, they will be provided as additional trees.

The use of water features, fountains, and reflecting pools will be allowed. Local codes and safety requirements must be met and will be the Owner's responsibility to ensure compliance. The scale of the features must compliment the overall scale of the yard. The features must be incorporated within the 25% maximum allowable space for rock mulch or ground cover. The minimum 25% shrub bed and minimum 50% sod areas must be maintained.

6.3 Rear Yard Landscaping

Rear yard landscaping for all lots backing on park, MR, PUL, ER, or other Public Lands or open space shall also satisfy the following conditions:

Where yards back on the open spaces within the subdivision (i.e., no neighbour directly behind your lot) a landscape design for the back yards shall be included.

Landscape design will identify soft and hard landscape areas, materials, colours, layout and shapes. Storage areas, private areas, hot tubs, etc. shall be adequately screened from the public areas. In most cases these lots will have wrought iron fences along the back property lines, so the aesthetics of the yards are important. A well-designed landscaped yard will provide privacy for the Owner while enhancing the view from adjacent neighbours and the public.

6.4 Lot Drainage

Care should be taken to ensure lot drainage is maintained as per the approved lot grading plan.

6.5 Flankage Landscaping

Flankage landscaping outside the Developer fence will be provided by the Developer, the cutting and maintenance of the grass boulevards in front and beside the lot will be the individual Owner's responsibility.

6.6 Additional Landscaping Requirements

The Owner is responsible for landscaping to the curb of the street or the back of the sidewalk. In areas where a sidewalk has been provided the Developer will be responsible for the supply and installation of sod and in some cases a boulevard tree. The Owner will be responsible for the maintenance of the sod. Boulevard trees will be provided by the Developer within the municipal property in front of the lot. The quantity and location of the trees will be determined on site depending on the setbacks as defined by the Municipality. The species and location of the trees is determined by the Developer and Municipality and not the Owner. The Developer supplied boulevard trees will not apply towards the minimum tree planting requirements for each lot. The maintenance of the boulevard trees will be the responsibility of the Developer and Municipality. Alterations/damage to the trees and sodded boulevard, by the Owner will result in the Owner being responsible for the repair/replacement costs.

6.7 Landscaping Deposit

The Owner shall provide a \$5,000.00 landscape and security deposit to ensure landscape compliance.

The landscape deposit will be released only upon fulfillment of all of the landscaping requirements.

The landscaping must be completed within 1 year of the home being substantially completed or occupancy permit. Seasonal deficiencies/extensions will be accepted if late fall or winter construction occupancy occurs.

6.8 Alternate Landscaping Materials

Alternate landscape materials may be considered on an individual basis if it can be demonstrated that the alternate plan meets the objective of these Guidelines, to achieve greenery and a mature presentation in all front yards within the Neighbourhood. The use of hard surface landscaping rather than sod will require the planting of additional trees and extensive shrubbery, to visually soften the hard surface and achieve greenery. In addition, certain rear yards will require special landscaping requirements as they are visible from the public walkways or trails.

6.9 Fencing

Internal fencing must be consistent in style and colour with the fencing prescribed for the Neighbourhood.

All fencing must be located and constructed strictly in accordance with the specifications prescribed by the Developer for the Balmoral Heights Neighbourhood, which will be contained in a Restrictive Covenant registered or to be registered against the title to each of the lots in the Subdivision. In order to maintain the integrity of the Neighbourhood and its high-quality estate appearance, fencing types and finishes and the specific locations of certain types of fencing will be prescribed in the Restrictive Covenant to be registered against the title to the lots in the Subdivision.

Fencing installed by the Developer shall not be tampered with, altered or allowed to fall into disrepair.

7.0 SUBDIVISION APPEARANCE

7.1 Signage

All informational, directional and show home signage must be in accordance with signage standards established by the Developer.

The Owner shall be allowed to display one (1) "For Sale" sign per lot provided said sign is erected on a suitable stand and not affixed to the house in any manner either during construction or upon completion of same. The Owner will also be allowed additional signage as required to comply with any safety standards.

All "For Sale" signs must display the Owner's name, corporate logo (if applicable) and telephone number as a minimum standard. The "For Sale" signs must be produced by a professional sign company to ensure consistent quality.

Each "For Sale" sign must not be larger than 32 inches x 48 inches prior to being affixed to the stand. Subtrade and supplier signage will not be permitted to be displayed on the lot or the house in any manner whatsoever. There will be no exception granted in this regard.

7.2 Excavation Material

All Owners must ensure that all excavation, concrete and building materials are kept within the confines of their lot. Any such materials or any spillage located on a road, lane, sidewalk, Public Lands or neighbouring lot must be removed or the Developer will arrange for its removal and charge the Owner of the lot for all costs and expenses including an administration charge.

7.3 Clean-Up

Owners must remove all construction, building and other materials, debris and litter, including all dirt, mud, concrete, concrete washings or spillage, or other debris from building sites, other lands and Public Lands, including streets and sidewalks, in a timely manner or the Developer will arrange for its removal and charge the Owner of the lot for all costs and expenses including an administration charge. **Supply of construction waste bins by the Owner is mandatory.** All bins should be protected by tarps or other means to ensure debris is not dispersed throughout the subdivision.

7.4 Construction Activity

Each Owner is responsible for inspecting the condition of curbs, sidewalks, streetlights, services, etc. on his lot and must give written notice of any damages to the Developer prior to commencing construction, otherwise costs for repairing any damages becomes the sole responsibility of the Owner.

8.0 APPROVAL PROCESS

8.1 Inspection

Prior to the start of construction, the Owner shall inspect the lot and all services. All discrepancies or damage are to be reported in writing with the application.

8.2 Application

Before applying to the Municipality for a Development Permit, the Owner shall submit plans for approval of the Design Consultant. Applications shall include the following:

- Two complete sets of house plans.
- Plot plan, prepared by the Surveyors, showing lot house grades and drainage pattern, floor and garage elevations; and
- Completed application form.
- Colour /Product samples if required.

The Design Consultant will review the plan and recommend approval, modification, or rejection of the application based on the adherence of the plans to these Guidelines. This decision should be made within five days of submission.

It is **recommended** that the Owner submit their proposed plans to the designated Consultant for Pre - Approval to ensure the proposed home will comply with all Guidelines and to minimize the requirement for changes with the application.

Once approved, the Design Consultant will send a copy of the application indicating any changes to the Owner. After approval, the plans may not be altered without prior approval of the Design Consultant. The Design Consultant will keep an up-to-date record of plans showing house types, colour, roof lines and grades, to advise the Owner of how their proposed house will best fit into the existing situation.

The Owner is responsible for notifying the Design Consultant that the house is complete and ready for inspection. This notice must be in writing and contain a lot grade certificate, signed by the designated surveyor certifying that the lot has been graded as per an approved lot grading plan provided by the Engineers. In addition, the Owner must obtain a lot grading inspection report and provide the same to the Design Consultant. Construction will be inspected once completed to ensure compliance with these Guidelines. If the lot grading certificate is in order and the landscaping is acceptable, the landscape deposit will be refunded in full.

Approval of any and all house plans will be at the sole and unfettered discretion of the Developer.

No stake-out will be granted until approved by the Design Consultant.

9.0 INFRASTRUCTURE DAMAGES

The Owner will be responsible for damage to infrastructure servicing and amenities on and surrounding the lot. At the time of transfer of title to the Owner, a thorough inspection should be undertaken to include the following items:

- Curb stop - water valve
- Sidewalks, curbs and gutters
- Driveway aprons and asphalt
- Boulevard landscaping/trees
- Rear gutters and walkways
- Servicing boxes
- Light standards
- Fire hydrants
- Cathodic protection points
- Grading and drainage swales
- Fencing
- Entrance Feature

Pre-existing damages to any of the above items must be reported to the Developer in writing within 7 days of transfer of title to the Owner. If subdivision servicing is not completed at the time of title transfer, a damage report must be submitted to the Developer within 7 days of completion of subdivision servicing. If no damage report is received by the Developer within the time specified above, any damage assessed to the lot will be charged to the Owner.

10.0 PERFORMANCE DEPOSITS

10.1 Deposit Amounts

Performance Deposits totaling at least **\$10,000.00** per lot or a letter of credit in the amount of **\$10,000.00** per lot are due upon payout of the lot. The deposits will be retained by the Developer, without interest, to cover any deficiencies or infractions relating to architectural adherence, landscaping adherence or subdivision damages. The refund of the performance deposits must be applied for within 5 years from the purchase date of the lot or the deposit will be forfeited to the Developer.

10.2 Architectural Adherence

The Owner must construct and finish the house strictly in accordance with the plans approved by the Design Consultant. The Design Consultant must also **be notified of any proposed changes that occur to the approved house plans during the course of construction.**

10.3 Landscaping Adherence

The Owner must complete all front and rear yard landscaping strictly in accordance with the plans approved by the Design Consultant. The Design Consultant must also be notified of any proposed changes that occur to the approved landscaping plan during the course of construction.

Performance Deposits Return:

Architectural Adherence: A return of **\$10,000.00** of the performance deposits will be released to the Owner upon satisfactory completion of the house as per the architectural approval. To initiate an architectural inspection and return of the **\$10,000.00** performance deposit, the following must be completed:

- Construction completed, exterior completed in accordance with these Guidelines and as per the house plan approval.
- Rough grading completed and rough grade certificate submitted.
- Written request submitted to the Design Consultant to conduct the architectural inspection (must include rough grade certificate). A copy of the architectural inspection report will then be forwarded to the Developer for appropriate action.

Landscaping Adherence and Final Inspection: To initiate the final inspection of common amenities and development infrastructure, and the return of the **\$5,000.00** landscaping deposit, the following must be completed:

- Architectural inspection passed and architectural deposit returned.
- Landscaping was completed as per the landscape plans approved.
- Final grading completed.
- Final grading certificates and approved grading inspection report
- Water valve exposed and marked.
- Sidewalks, street, gutter, and curbs in clean condition
- Written request to the Design Consultant to conduct the landscape inspection and damage inspection of items identified in Section 9.0. The request must include the final grade certificate.

Once the final inspection is complete, a report will be sent to the Developer. The Owner will be notified of any landscaping deficiencies and will be given a time frame in which to correct the deficiencies. Upon satisfactory completion of the landscaping, the landscape deposit will be returned net of any amounts assessed for damages to development infrastructure.

11.0 VARIATION OF GUIDELINES

11.1 No Variation or Waiver

The restrictions, conditions and covenants contained in these Guidelines cannot be varied or waived without the express written consent of the Developer or the Design Consultant.

11.2 Variation

The Developer, in its sole and unfettered discretion, and with or without the advice of its consultants may, in writing, change or vary the restrictions, conditions and covenants contained in these Guidelines if, in its opinion and in its sole and unfettered discretion, such change or variation would benefit the overall goals of these Guidelines and the concept and integrity of Balmoral Heights.

11.3 Waiver or Non-Enforcement

Any waiver, excusing or overlooking by the Developer or its Design Consultant of any breach or violation of the restrictions, conditions and covenants contained in these Guidelines in respect of any Development on any of the lots in Balmoral Heights shall not be construed or constitute a waiver in favour of any other Development nor shall same be construed or constitute a waiver of any of the restrictions, conditions and covenants contained in these Guidelines.

Absolutely NO Development or construction shall be commenced or permitted on any lot in the Subdivision unless and until Final Approval of the proposed plans, elevations, lot siting and colour scheme has been given by the Developer and its Consultants. The Owner shall be fully and solely responsible for taking all steps and doing all things necessary to obtain such approval.

The information contained herein is intended as a guide. Neither the Developer nor its Consultants shall have any liability whatsoever for any defect or lack of suitability in any of the materials or products suggested by or required by these Guidelines.

The Developer and its Consultants make no representation or warranties as to the accuracy or completeness of this information. The enforcement of these Guidelines and interpretation of the same shall be at the sole and unfettered discretion of the Developer and its Consultants and the Developer who reserves the right to revise these Guidelines in its sole and unfettered discretion at any time and from time to time without notice.

"APPENDIX A"
ROOFING DETAILS

Approved roofing products and colours for Balmoral Heights.

DECRA Stone-Coated Steel Roofing System

Decra Shake
Shadow wood, Charcoal or Teak

Decra Shingle
Fawn Grey, Vintage Slate or Midnight Eclipse

UNICRETE roof tiles

Slate or Split Shake Profile
London Grey, Grey Black or Coast Black

Wood Shakes
Grade 1 cedar only

GEM Euroslate Rubber Roof Tile

Slate Profile
Black or Slate Grey

Other roof finishes will be considered if it can be shown by the Owner that these are in keeping with the overall objectives of these Guidelines. This approval will be at the sole and unfettered discretion of the Developer or the Design Consultant.

"APPENDIX B"
LOT INFO PLAN

FILENAME: 298-20001-1.3-SCHEDULE-B.DWG SOURCE: W:\0298-LANDREX\0298-20001-BALMORAL STAGE 5\1.0 CLIENT\1.3 DEVELOPMENT AGREEMENT\SCHEDULE B

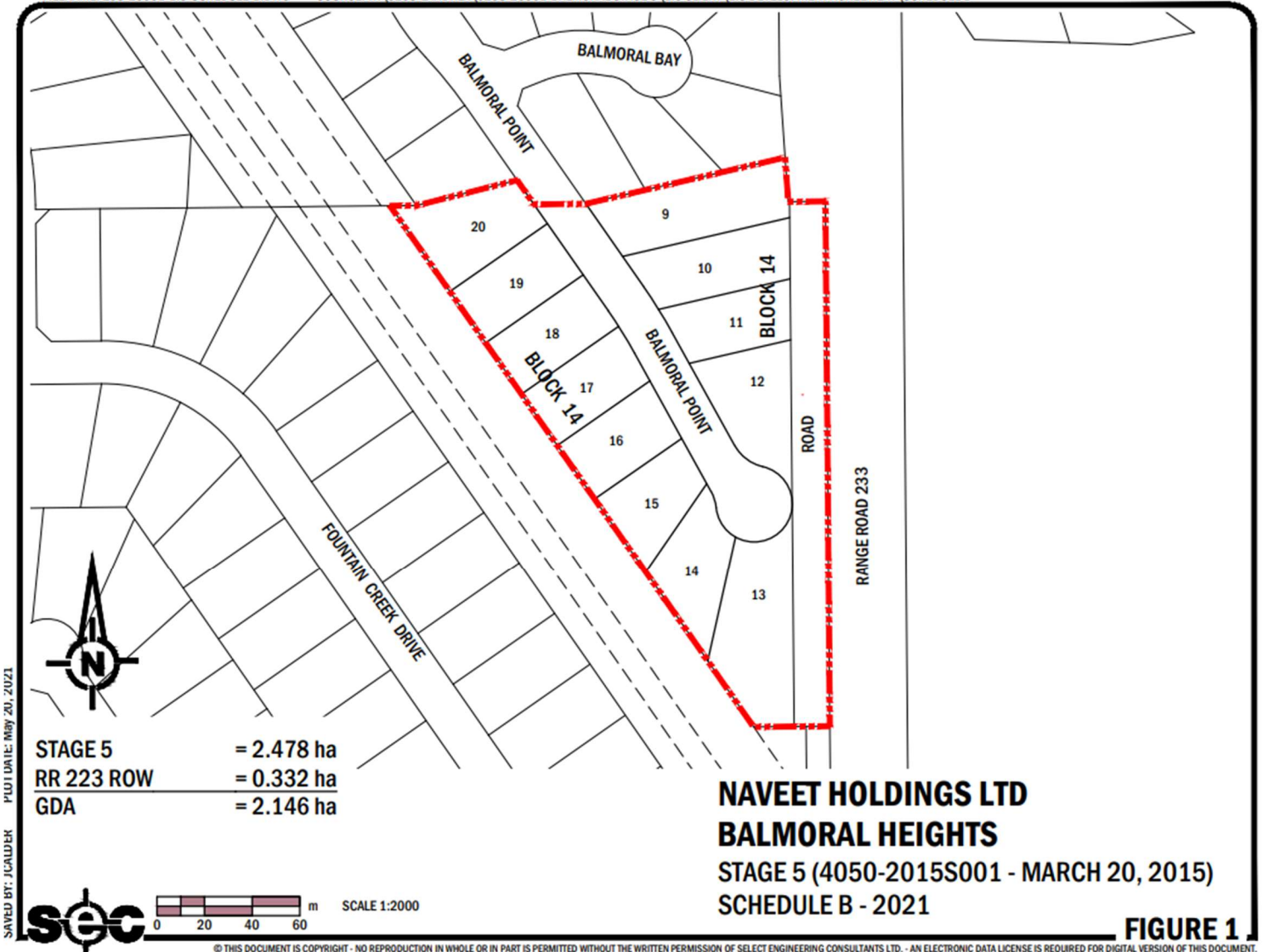


FIGURE 1

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SAVED BY: JCALDER PLOT DATE: MRY 20, 2021



“APPENDIX C”
ARCHITECTURAL APPLICATION FORM

BALMORAL HEIGHTS

House Plan Approval Form

Email to: info@activehomes.ca

Builder Name:	
Clients Name:	
Lot, Block, Plan:	
Address:	
City:	
Postal Code:	
Telephone:	
Email:	

Type of Home Style (check appropriate box)

Bungalow	Bilevel	Split Level	Two Storey
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sq. Ft Area:

Main Floor	
Second Floor	
Garage	
Total Sq Ft	

Material Selections:

Exterior Detail:	Material:	Colour:
Roof		
Wall		
Brick/Stone		
Trim		
Soffit, Fascia		
Window		
Front Door		
Garage Door		
Chimney		
Driveway		
Driveway Border		

The Applicant acknowledges that the house plan approval is provided as a service that the developer and its designated consultants assume no responsibility for the accuracy of the information provided, or for any losses or damages resulting from use thereof. The applicant further acknowledges that they will hold developer and its designated consultants harmless from any action rendering resulting from the use of this information.

Date: _____ Signature: _____

*******DEVELOPER APPLICATION APPROVAL*******

Date Received:	
Date Processed:	
Owner Notification Date:	

Approved Denied

Comments

Date: _____ Signature: _____

“APPENDIX D”
LANDSCAPING INSPECTION FORMS



Preconstruction Lot Inspection Report

This Lot Inspection Report must be completed by the Builder prior to commencement of construction and emailed to info@activehomes.ca within SEVEN (7) days of the lot purchase.

Lot: _____ Block: _____ Plan: _____

Address: _____

Purchaser Name: _____

Date of Inspection: _____

Inspected By: _____

INSPECTION OF MUNICIPAL IMPROVEMENTS

Damage Description (check mark if okay)

- Curb/Gutter/Sidewalk _____
- Asphalt _____
- Water Service Valve ("cc") _____
- Swale Boulevard _____
- Boulevard Landscaping _____
- Street Furniture _____

(ie, hydrants, light poles, transformers etc.)

BALMORAL HEIGHTS

Final Inspection Request
Email to: info@activehomes.ca

Date: _____

Builder Name: _____

Address: _____

Phone #: _____

E-mail: _____

Lot _____ Block _____ Plan _____

Upon completion of construction, site works and if applicable, landscaping, a final inspection is done to ensure compliance with the architectural guidelines and to check for any damages to municipal improvements.

The following items must be completed prior to a request for final inspection: (Request must be made by or through the Builder:

- Home constructed in compliance with the Architectural Guidelines and the approved plan.
- Construction is completed, including seasonal work on exterior.
- Site cleared of all debris, sidewalks and curbs cleaned, cc exposed and marked.
- Landscaping is completed in accordance with the minimum requirements as set out in the guidelines.
- Final Grade Approval & Final Grade Certificates attached and City Approval of same.
- Fencing is completed as required.

I CONFIRM THAT I HAVE COMPLETED THE LANDSCAPING AS PER THE DEVELOPERS' ARCHITECTURAL REQUIREMENTS. I CONFIRM I AM THE ORIGINAL OWNER.

Note: if you are not the original owner you must include documentation confirming that the deposit was legally transferred.

Further, I/We confirm that:

- Tree matches the caliper/height as stated in the architectural requirements.
- Shrub beds and sod have been planted as stated in the architectural requirements.
- Any other exterior alternations and improvements comply with the architectural requirements.
- Inspections are typically conducted from April to September (weather pending).
- If your request is submitted after the inspections have stopped, the Developer will notify you and ask that you resubmit when the next season begins.
- NOTE: A re-inspection fee will apply for all failed inspections.

DEVELOPER ARCHITECTURAL & LANDSCAPING APPROVALS

Date Received:	
Date Processed:	
Owner Notification Date:	

Approved

Denied

Comments

--

Date: _____

Signature: _____