

SCHEDULE "B"

SOUTHFORT ESTATES

DEVELOPMENT GUIDELINES

1. Introduction

The objective of the following guidelines is to provide a framework for the establishment of visual quality and integrity for the DEVELOPMENT AREA with respect to each of the first residences constructed in the DEVELOPMENT AREA. These statements are intended to assist home buyers' designers and builders toward appropriate building forms and details in the context of that objective. Alternate details may be accepted by the VENDOR if, in its sole discretion, it considers such details to be consistent with the objective of the DEVELOPMENT GUIDELINES. These DEVELOPMENT GUIDELINES are imposed for the sole benefit of VENDOR and the final decision on any proposal for variance or full release of the restrictions of these guidelines shall remain solely with the VENDOR.

In order to ensure compliance with these guidelines, the Vendor requires the posting of a \$1,500 damage deposit, refundable, without interest, upon final inspection if:

1. the house is constructed according to approved plans,
2. there is no damage to municipal improvements such as sidewalks or curbs,
3. you provide a lot grading certificate showing the lot is graded per the approved grading plan, including having the driveway culvert at the right grade,
4. the front yard is landscaped and any damages to the ditch landscaping has to be repaired,
5. the municipality has issued to the Vendor the Final Approval of Construction ("FAC") for the Subdivision.

2. Architectural Guidelines

These DEVELOPMENT GUIDELINES are in addition to and not in substitution for the standards and approval process provided for under any applicable laws and regulations, including those of the City of Fort Saskatchewan. In the case of any conflict between such laws or regulations and these DEVELOPMENT GUIDELINES, the laws and regulations shall govern.

3. Setbacks and Siting

Minimum setbacks shall be those established by the RS-E residential district of the City of Fort Saskatchewan's Land Use Bylaw. In order to enhance the appearance of the overall streetscape, the VENDOR may require that the front yard setback be increased by a maximum of 5 feet on certain lots. The VENDOR may also require that the siting or orientation of the dwelling be adjusted to complement adjacent dwellings.

4. Site Coverage

- (a) The maximum site coverage by the dwelling and attached garage shall not exceed 35% as established by the Land Use Bylaw
- (b) The minimum floor level area of dwellings shall be as follows:
 - (i) Bungalow 1350 sq. ft.
 - (ii) Bi Levels 1350 sq. ft.
 - (iii) Storey and One-Half 1808 sq. ft.
 - (iv) Two Storey 1800 sq. ft.
 - (v) Split Level on 2 levels 1350 sq. ft.

5. Massing and Building Heights

- (a) Due to the variety of dwelling styles and individual preferences that are common today, caution must be exercised to ensure these unique elements are properly incorporated so as not to adversely affect the relationship with neighbouring dwellings.
- (b) Identical dwellings with similar front elevations shall not be allowed to be adjacent to each other or on the opposite side of the street. Reversing a plan or changing the exterior material is not sufficient to meet this restriction.
- (c) The maximum building heights shall not exceed 10 metres (32.8 feet) nor 2-½ storeys.
- (d) Dwellings within the same street or cul-de-sac are to have similar apparent volume. Minimum house and garage width shall be 40 feet; at the required set back pursuant to paragraph 3 above or alternatively, as approved by the VENDOR. The transition between different dwelling styles must be blended. There shall be no more than a 10-foot elevation difference between the roof peaks that are immediately adjacent to the common boundary of the lots.
- (e) Low profile dwellings such as bungalows, split levels or storey and one-half are recommended for corner lots, with the low side facing the flanking street. Full elevation treatments must be applied to the sides of the dwelling facing both streets. In order for a two-storey to be built on a corner lot special treatment must be given to the flanking side of the building.
- (f) Minimum roof overhang shall be 18 inches on all levels and fascia shall be a minimum of six inches.
- (g) Each dwelling shall have an attached front drive garage (minimum two car).
- (h) Driveway locations are at your option, having consideration for house design, lot grades, location of street hardware, sightlines, etc.

6. Materials and Colours

- (a) No two adjacent dwellings may have the same exterior design, material or colour.
- (b) Roof material shall be at the option of the purchaser with the colours matching the exterior finishes of the house. Intense shades are to be avoided to minimize conflict between houses.
- (c) All front windows shall have mutton bars.
- (d) Allowable exterior materials include vinyl or metal siding, brick, stone and California style stucco. It is essential that a highlight of brick, stone or other acceptable material be used in combination with siding. This highlight must return around the corner to the side for a minimum of 20 inches and be a minimum of 40 inches high. It is not essential that the above highlight to brick etc. be used in combination with stucco. However, it is essential that highlighting by corbelling detail be used to complement the primary exterior materials and roofing material. Doors and garage doors are to be raised panel.
- (e) Chimneys are to be finished consistent with the material utilized on the exterior of the dwelling. Corbelling and rain caps are required.
- (f) All dwelling accessories such as mail boxes; house numbers, exterior lighting and other ornamentation shall be complementary to the design of the dwelling and the integrity of the DEVELOPMENT AREA.
- (g) All exterior colour schemes must be approved. Intense shades or repetitious colour schemes are not acceptable. Each colour scheme submitted must be accompanied with exact colour chips. All trims, fascia boards and exposed gutters and downspouts are to be painted so as to be complementary to the colours of the exterior material.

7. Lot Grading, Landscaping and Fencing

- (a) The lot grading must be consistent with the approved "Southfort Estates Grading and Major Drainage Plan". In addition to critical grading control points at the lot corners, grade elevations along each boundary will receive important consideration. In certain situations, window wells will be necessary and installed.
- (b) A comprehensive grading review by PALS SURVEYS & ASSOCIATES LTD. or such other surveyor as may be designated by the VENDOR (the "DESIGNATED SURVEYOR") will be performed in conjunction with existing adjacent dwellings to ensure maximum mutual benefit to each dwelling.
- (c) The front yard shall be landscaped with topsoil, sodded and two trees planted as soon as it is reasonably practicable having regard to seasonal conditions. The size of the tree shall be 2 inches calliper deciduous or 7 feet to 9 feet coniferous.

In addition the Developer shall be planting trees along the front (and side of corner lots) of all lots at a spacing of one tree per 15 meters. If this does not generate 3 trees for a particular lot the shortfall will be provided to the purchaser to be planted in the front yard at a location designated by them.

(d) Fences shall be either –

Wood – Grey (Stone Hedge) in colour or Chain Link. The design for the wooden fence is attached. All back property fences must be wood except where the lot backs onto the wetlands and then it must be chain link.

8. Miscellaneous

(a) Recreation vehicles antennas and commercial vehicles shall not be stored or situated in the front driveway of any Lot and if otherwise stored on the Lot, shall be screened to reduce the visibility thereof from abutting streets and adjacent dwelling.

(b) The PURCHASER must ensure that the Lot is kept clean and orderly during the construction period. In the event that the appearance of the site is deemed unacceptable, the PURCHASER shall clean the site within three days of receipt of notice thereof from the VENDOR. Failure to do so will result in the VENDOR performing the cleanup and in turn backcharging the costs to the PURCHASER.

(c) All survey related services will be provided by the DESIGNATED SURVEYOR who will: prepare the necessary plot plan, perform the field survey to stake the basement location; provide an Alberta Land Surveyors Real Property Report (if required); and provide a Lot Grading Certificate. The charges by the DESIGNATED SURVEYOR for these services will be borne by the PURCHASER.

(d) As the Lumex XL10 (the decorative light fixtures we are using in the subdivision) does not provide the same light intensity as a standard streetlight, we are requiring each home constructed to provide additional lighting for the front of their lot. Each house shall provide at least 200 watts of lighting within 12 meters of the front property line directed out onto the street. This lighting is to be activated by a photo cell and shall be illuminated during all hours of darkness. It can be either on the front of the garage or on a free standing fixture.

(e) Any auxiliary building such as storage sheds, additional garages, etc. if constructed must be in the same material and finish of the main dwelling and meet the requirements of the City of Fort Saskatchewan Land Use By-law for such a building. A copy of the By-law is attached.

9. Application and Approval Process

- (a) The VENDOR shall review, and if deemed satisfactory, approve all Applications for House Plan Approval, with or without conditions within the Southfort Estates Subdivision. Each application must be submitted to and approved by the VENDOR prior to applying to the City of Fort Saskatchewan for a Building Permit and shall consist of the following information:
- One full set of completed house plans drawn at a scale of 1:50 or ¼ - 1”.
 - One completed Application, in the form attached, indicating all proposed materials, colours and other pertinent information.
 - Sample chips for all colours to be utilized.
 - Site plot plan showing lot grades, floor elevations, setbacks, side yards and driveway slope as prepared by the DESIGNATED SURVEYOR.
- (b) The VENDOR will conduct the review of the Application for House Plan Approval as soon as it is reasonably practical following acceptance of the application as being complete for consideration.
- (c) Any contemplated changes to an approved Application must be submitted in writing to the VENDOR for ratification prior to being incorporated on site.

SCHEDULE "C"

Southfort Estates

PERMITTED ENCUMBRANCES

Utility Right of Way Registration #072 675 234
Grantee – the City of Fort Saskatchewan

Agreement Registration #072 675 235
Re: Easement and restrictive Covenant

SCHEDULE "D"

SOUTHFORT APPLICATION FOR HOUSE PLAN APPROVAL

DATE SUBMITTED FOR APPROVAL: _____

LOT: _____ BLOCK: _____ PLAN: _____

NEW HOME ADDRESS: _____

BUILDER: _____

BUILDER'S ADDRESS: _____

PHONE: _____ FAX: _____

HOUSE TYPE: _____

PROPOSED EXTERIOR

<u>MATERIAL</u>	<u>MANUFACTURER & TYPE</u>	<u>COLOR</u>
SIDING/STUCCO	_____	_____
ROOFING	_____	_____
BRICK/STONWORK	_____	_____
DOOR/WINDOW/TRIM	_____	_____
SHUTTERS	_____	_____
DECORATIVE TRIM	_____	_____
DOORS	_____	_____
GARAGE DOOR	_____	_____
OFFICE USE ONLY:		

REVISIONS: _____

APPROVED BY: _____ DATE: _____

September 16, 2011

Attention: Lot Purchaser/Builder,

Re: Lot Approach and Drainage

As the Estate Lots have a different road profile than what builders are typically working with in an urban environment, we wanted to pass along some information specifically pertaining to how and when an approach should be constructed and how lot drainage should occur. This is being done in an effort to minimize the amount of damage to municipal improvements (such as road edges) we see, as well as minimizing grading issues that come to our attention after landscaping, both issues that can be costly to the lot purchaser after the fact.

There are simple solutions that will help avoid the above mentioned costs. This first relates to creating an appropriate approach at the start of the building process. Whether your lot has a ditch and culvert that we have installed, or is front to back draining and does not have a culvert, the clay coming off of the road does not offer enough support for suppliers to be driving straight onto your lot off the road, especially when conditions are wet. It is adequate for road support where vehicles will not be coming off the road, but any spot a vehicle will be using to access the lot should be gravelled up to the road. Most people add the necessary support prior to putting a driveway in, but at this point it can be too late for the road, as excavators and trucks delivering trusses frequently do the most damage. Taking the time to put in gravel at the start of construction, and ensuring that subcontractors enter the lot at the appropriate location will make a huge difference.

A second area that requires attention is lot drainage. We have attached a sketch showing how lot drainage is meant to occur. Note that all lots are to have side yard swales (grass swales) that convey storm water away from the house and either from the front of the lot to the back or vice versa. There should not be high points stopping this flow. As well, flow must always be away from your home.

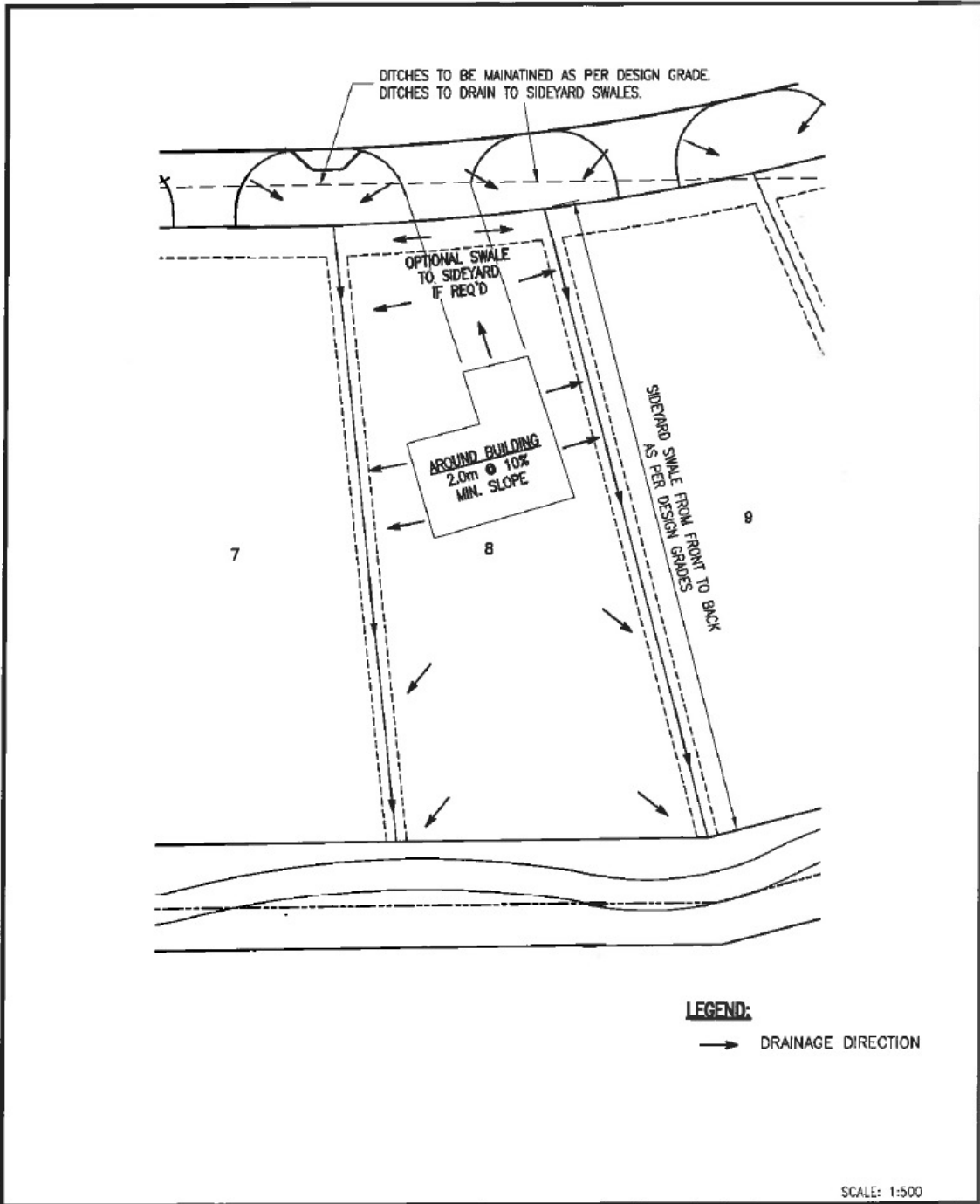
Finally, an area where we see a lot of incorrect drainage is where lots without a ditch come up to the road. All drainage still needs to be off of the road, away from your approach, and directed to side yard swales. Many people landscape right up to the road in a manner that result in a "lip" of sod curling down to the road. This traps water at the

edge of the road, rather than allowing for it to drain away. This trapped water can lead to road failure, and if the failure is identified as being a result of improper drainage, can become the responsibility of the homeowner.

It is our hope that by addressing these items early on, we can ensure that unnecessary damages and their associated costs are kept to a minimum. This will be to all of our benefit. Feel free to contact me with any questions or concerns or if you want to go over this information in more detail.

Regards,

Andrew Usenik
Strata Developments
(780)481-4375



FOCUS Engineering - Geomatics - Planning	Client SOUTHFORT DEVELOPMENT CORP.	Project SOUTHFORT ESTATES LOT GRADING DETAIL		
		102262-20	SEPTEMBER, 2010	1 OF 1

CAD FILE NAME: N:\102262 - Southfort Estates ST7-D\Engineering\102262-20\Drawing Files\Record Drawing\estate lot grading detail.dwg
DATE PLOTTED: September 24, 2010