



**EAST CHESTERMERE DRIVE  
&  
EAST LAKEVIEW ROAD**

**ARCHITECTURAL DESIGN GUIDELINES**

A NEW CHESTERMERE LAKE NEIGHBORHOOD  
BY  
1198107 Alberta Ltd as nominee for "the CHESTERMERE PROJECT" Joint Venture

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# 1. INTRODUCTION

## INTRODUCTION

Chestermere Lake is a prominent lake community with both small town charm and easy access to Calgary's urban centre. This development is located on East Chestermere Drive on the east side of Chestermere Lake. The property offers country living and spectacular views.

This development boasts eight (16) premiere estate lots. Phase 1 lot sizes range from approximately 80 ft. wide by 180 ft. deep.

This extraordinary setting offers owners and builders the opportunity to create an executive neighborhood. The intent of these Architectural Design Guidelines is to ensure superior designs in harmony with the natural surroundings.

By applying a defined and consistent set of guidelines, East Chestermere Drive will project a unique, unified, and identifiable neighborhood. We will balance common design elements, consistent natural colour schemes, creativity in design, and classic styling to attain this goal. These guidelines outline the potential opportunities associated with appropriate building forms at East Chestermere Drive.

## SUSTAINABLE DESIGN

The design process includes many aspects of each builder's project, as well as a commitment to the sustainability of East Chestermere Drive. These guidelines try to balance the immediate requirements and wishes of the homeowner/builder, with long-term responsibilities to the community and environment. Each home site offers topographical siting and visual orientation opportunities, as a starting point in the design process. Your design should reflect these opportunities, develop from them, and combine them with your needs, lifestyle, and tastes to provide you and your family with the optimum home. East Chestermere Drive is dedicated to the relationship of the homes, the community, and the way each of these components contributes to and affects each other and the environment.

## 2. NEIGHBORHOOD CHARACTER

### ARCHITECTURAL THEME

The architectural theme for East Chestermere Drive is based on historical styling, contemporary design requirements, and natural harmony. The unique lake setting provides the opportunity to create an estate neighborhood that will build on the materials, colors, and forms from nature. The most appropriate historic house styles that reflect the intended overall architectural design theme for East Chestermere Drive are the Prairie style, the Arts and Crafts style, the Craftsman style, the Tudor style, and the Ranch/Farmhouse style. These styles are suggested as an inspiration and basis for the building of your special home on East Chestermere Drive.

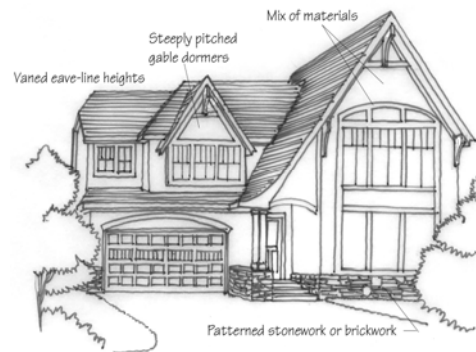
#### The Prairie Style (1900 – 1920)



Frank Lloyd Wright is the acknowledged master of this style of home. The identifying architectural features of the Prairie Style are low-sloped, hipped roofs, wide overhangs, accentuated horizontal lines, one significant and central chimney, featured square porch supports, prominent cantilevered spaces, grouped linear windows, and understated detailing. His inspiration was to grow the house from the landscape. He finished his

homes with natural materials, using color and texture to accentuate the horizontal lines of the prairie and minimize the vertical lines of the structure.

#### The Arts & Crafts Style (1890 – 1940)



The Arts and Crafts movement has its roots in traditional English architecture, and is associated with English artist William Morris, to revive the medieval decorative arts predating industrialization. The identifying features of the Arts and Crafts home include steep-pitched and intersecting rooflines, which incorporate the second storey into the main floor, gable and eyebrow dormers, a dominant curved roof line, minimal overhangs, asymmetrical massing, recessed entries, grounded stone fireplace chases, and grouped single or double-hung windows.

#### The Craftsman Style (1905 – 1930)

The furniture maker Gustav Stickley and two California architects Charles Sumner Greene and Henry Mather Greene are often associated with the Craftsman bungalow and one and a half storey style of home.

The craftsman style is characterized by a mixture of low-sloped, hipped roofs with a



prominent side to side gable over the front porch, gable and shed dormers wide eaves with exposed roof rafters, decorative and contrasting detailing (braces and trim boards), significant tapered or square porch columns, grounded stone chimney chases, grouped single or double-hung windows, and wide window and door trims.



### The Tudor Style (1890 – 1940)



The Tudor style has its roots in Medieval England. The dominant feature of the Tudor home is the half-timbering on the stucco. Originally, this building process was structural, but today it is purely a decorative exterior detail. The other identifying features of the Tudor home are similar to those of the Arts and Crafts home, steep,

intersecting rooflines, that incorporate the second storey into the main roof, gable dormers, minimal overhangs, asymmetrical massing, recessed or turreted entries, grounded stone fireplace chases, grouped single or double-hung windows with stained glass divided lights or transoms, and beautifully patterned stonework.



### The Ranch/Farmhouse Style



The Ranch/Farmhouse style has its roots in Colonial America, but has been refined due to the influence of the Craftsman and Prairie styles. A typical Ranch/Farmhouse has very simple and box-like massing, medium front to back gable roofs, medium overhangs, horizontal wood siding with contrasting trim, symmetrical single and double-hung windows and doors with contrasting operational shutters, flat facades with sweeping porches, supported by slender columns, and minimal ornamentation.

### **3. DESIGN AND APPROVAL PROCESS**

#### **INTRODUCTION**

These Design Guidelines are intended to provide all involved with a clear and common understanding of the expectations for the planning, design and review of development proposals on East Chestermere Drive

In addition to the Architectural Design Guidelines, all buildings must fully comply with the Alberta Building Code, the Land Use By-Laws of the Town of Chestermere and the conditions of the development permit for the subject property.

1198107 Alberta Ltd as nominee for “the CHESTERMERE PROJECT” Joint Venture has assigned an Architectural Coordinator to work with the owners, architects or designers and builders to ensure and encourage high quality land planning and architecture for East Chestermere Drive. The design review and approval process is intended to encourage development in keeping with the desired character of the community; to ensure physical, visual, and functional compatibility between houses; and to ensure proper attention is paid to site and architectural design, thereby protecting land values.

Alternative design solutions, that are consistent with the spirit of the design principles identified in this document, may be considered.

Please note that technical compliance with the fixed rules in these design guidelines does not guarantee approval. Our goal is a consistently high level of design quality, and the approval committee retains the right at any stage of the review to require further design explorations to achieve a more

appropriate solution. They will consider both the letter and the spirit of the guidelines.

#### **SELECT YOUR HOME SITE & BUILDER**

Choose the property that best suits your needs and then begin to envision your home on that site. The site type, contours, and orientation will offer the foundation for the design of your new home.

As a purchaser, you may select a builder that best suits your requirements, tastes, and budget to work with you to design and build your home.

#### **SELECT YOUR HOME DESIGN**

Your builder may provide standard floor plans for you to customize, or they may choose to design your home from your personal vision. Either way, select the design that best suits your home site, your requirements, your lifestyle, and your tastes.

#### **THE DESIGN REVIEW PROCESS AND DISPUTES**

Once you are satisfied with your home’s interior floor plan and exterior architectural detailing, your builder will submit your home plans to our Architectural Coordinator for Concept approval. The Design Review Process, submission requirements, and initial lot inspection process are outlined below. The Coordinator will review your home to ensure that it is consistent with the goals and overall design philosophy of East Chestermere Drive as set out in these guidelines.

Our Architectural Coordinator requires ten (10) working days to review submitted drawings. Once your Concept design has been approved, and any suggested revisions have been made, it may then be submitted for Final Design Review.

**Required information –  
Concept Design Approval Process:**

Incomplete submissions will be returned to the builder without review.

The builder shall submit for Concept approval, one copy of the following information to 1198107 Alberta Ltd as nominee for “the CHESTERMERE PROJECT” Joint Venture

- Schematic floor plans for all levels. Scale: 1:50 or ¼”=1’0” or 3/16”=1’0”
- Schematic elevations of all four sides
- Conceptual site plan with the grades at all four corners of the house and garage, elevations for the actual top of footing, main sub-floor, and other important sub-floors, retaining wall locations and grades, and lot drainage patterns. Scale: 1:200
- A completed Concept Design Approval application form

Our Architectural Coordinator, after discussions with the builder, will review the submissions and recommend approval, modification or rejection of the applications based on adherence of the plans to the Guidelines. The Architectural Coordinator, for future reference, will keep the original application form and one set of marked drawings.

Depending on the nature of the changes, 1198107 Alberta Ltd as nominee for “the CHESTERMERE PROJECT” Joint Venture and its Architectural Coordinator may

charge the builder a fee for the extra work caused by such changes.

The second set of similarly marked drawings will be returned to the builder, with all recommendations to be made and resubmitted for the record.

**Required information –  
Final Design Approval Process:**

Incomplete submissions will be returned to the builder without review.

The builder shall submit for final approval, two copies of the following information to 1198107 Alberta Ltd as nominee for “the CHESTERMERE PROJECT” Joint Venture

- Complete Construction drawings of all floor plans, elevations, and two cross-sections. Scale: 1:50 or ¼”=1’0” or 3/16”=1’0”.
- Finalized site plan showing property lines, setbacks, land contours, elevations at building corners, all proposed buildings, driveways, walks (noting widths and slopes), patios, decks, other outdoor features, proposed new trees and shrubs.  
**Scale: 1:200**
- A completed Application for Final Design Approval form indicating colours, materials, and other specific information as requested on the form. Colour chips may also be required to clarify colour schemes. (See Appendix for application form).

The Architectural Coordinator, for future reference, will keep the original application form and one set of marked drawings.

If further revisions are required, 1198107 Alberta Ltd as nominee for “the CHESTERMERE PROJECT” Joint Venture and its Architectural Coordinator may charge the builder a fee for a third submission.

The second set of similarly marked drawings will be returned to the builder. Once the design is approved and all required payments have been received, the grade slip will be issued.

Upon approval and grade slip release, the builder can make submission to the Town of Chestermere for a building permit. Any subsequent changes by the builder, from plans previously approved, must be submitted to 1198107 Alberta Ltd as nominee for "the CHESTERMERE PROJECT" Joint Venture and its Architectural Coordinator and approved in writing. A fee may be charged for review of the revised submission.

It is pertinent that the builder and the owner conduct a pre-construction inspection and submit a condition report to 1198107 Alberta Ltd as nominee for "the CHESTERMERE PROJECT" Joint Venture to be kept on file before commencement of any work on the lot. If no pre-construction inspection is done, the builder assumes responsibility for the condition of the lot, sidewalks, curbs, water valves, utility connections, etc.

1198107 Alberta Ltd as nominee for "the CHESTERMERE PROJECT" Joint Venture and its Architectural Coordinator will conduct periodic on-site inspections during construction to ensure compliance with approved plans. Modifications are to be requested in writing to accommodate changes related to actual site conditions.

Builder garbage control must be implemented as soon as construction of a new home commences. A garbage bin and a regular clean up is required on each site at all times. Garbage bins must not be placed on any roads or sidewalks and must stay within the lot boundaries. Should 1198107 Alberta Ltd as nominee for "the CHESTERMERE PROJECT" Joint Venture deem the builder noncompliant with the

above conditions by the following day, a cleanup crew will be hired at full cost to the builder.

It is the responsibility of each builder to provide and maintain appropriate sanitary facilities for their trades. Port-O-Potties are recommended. Builders should discuss with each other the locations, cost and maintenance of these facilities.

Alberta Environment has identified that mud control is a major issue in the development of new subdivisions. It is the responsibility of the builders to ensure that there is minimal mud on subdivision streets and sidewalks. Should it be deemed by 1198107 Alberta Ltd as nominee for "the CHESTERMERE PROJECT" Joint Venture that a builder has not complied with this condition within twenty-four hours of notice, 1198107 Alberta Ltd as nominee for "the CHESTERMERE PROJECT" Joint Venture will hire a cleanup crew and subsequently charge the offending builder(s) for the complete cost of the work.

Upon written notification by the builder of the completion of a home, a final inspection will be carried out by 1198107 Alberta Ltd as nominee for "the CHESTERMERE PROJECT" Joint Venture and its Architectural Coordinator that will confirm conformance to the Guidelines and the approval previously granted.

Upon receipt of the final inspection form, the security deposit refund will be calculated, or a list of deficiencies will be issued which the builder must address before the security deposit is released. The builder will immediately rectify all deficiencies and request a second site inspection by 1198107 Alberta Ltd as nominee for "the CHESTERMERE PROJECT" Joint Venture and its Architectural Coordinator. If additional inspections are required after the second site visit, a fee of \$100.00 per inspection is deducted from the security

deposit. The refund payment will be in accordance with the provisions of the Purchase and Sale Agreement.

The Building and Lot Development Control process is stringent but fair in order to maintain a required standard. Acceptance of any design, the interpretation of any of the Guidelines will be at the sole discretion of 1198107 Alberta Ltd as nominee for “the CHESTERMERE PROJECT” Joint Venture and its Architectural Coordinator, whose decisions shall be final.

Requests for exceptions will be considered in circumstances of alternate, similar or better quality. It is highly recommended that builders submit preliminary drawings for discussion to avoid rejection of completed drawings.

This is especially important when working with clients on custom homes or for homes situated on lots with a unique and unusual configuration, visual, topographic or orientation features.

### **THE BUILDING PERMIT:**

Once 1198107 Alberta Ltd as nominee for “the CHESTERMERE PROJECT” Joint Venture design review committee has approved the design, your builder will apply to the Town of Chestermere for a building permit. Officials at The Town of Chestermere will check for compliance with the Alberta Building Code and all municipal regulations.

### **BUILD YOUR HOME:**

As your vision becomes a reality, coordinate visits to the site with your builder to follow the progress and in accordance with the laws governed by Occupational Health and Safety. During construction, 1198107 Alberta Ltd as nominee for “the CHESTERMERE PROJECT” Joint Venture representative will make periodic visits to

check for compliance with the approved architectural design, specifications, and construction regulations.

### **FINAL INSPECTION:**

Once your home is complete, a final inspection will be made to ensure that the house has been built according to the approved drawings, and specifications. You are required to submit a written request for final Architectural Inspection to 1198107 Alberta Ltd as nominee for “the CHESTERMERE PROJECT” Joint Venture. Written confirmation of architectural inspection will be returned within 30 days of the initial inspection request.

A final landscape inspection is also required to ensure that home site landscaping is completed according to the approved design and specifications.

### **SECURITY DEPOSIT:**

A security deposit of **\$15,000.00** cash or in a form acceptable and payable to 1198107 Alberta Ltd as nominee for “the CHESTERMERE PROJECT” Joint Venture is required prior to any plan approval and release of a grade slip.

This deposit shall be in accordance with the terms and conditions of the Purchase and Sale Agreement, no interest will be paid on the deposit. 1198107 Alberta Ltd as nominee for “the CHESTERMERE PROJECT” Joint Venture will hold the deposit until a final inspection of the home and the landscaping has been done and confirms that the home, the landscaping and construction adheres to the Architectural Guidelines and approved plans and specifications. 1198107 Alberta Ltd as nominee for “the CHESTERMERE PROJECT” Joint Venture must receive all requests for final inspection in writing within two years from the date of the grade slip issuance.

## 4. ARCHITECTURAL GUIDELINES

### INTRODUCTION

We believe that the desirable setting of East Chestermere Drive will inspire the best in residential architectural design. Our common goal is an architecture which draws on the best of traditional styling, while meeting the needs of contemporary living. These guidelines, which will ultimately define this new neighborhood, are intended to achieve a balance between the continuity of common architectural elements, flexibility and creativity within a range of innovative details and styles, and a respective response to the superb natural setting of East Chestermere Drive. In short, we seek an architecture that is distinctive, appropriate and harmonious.

### HOMESITE PLANNING:

Our intent is to preserve the beautiful and delicate natural landscape of East Chestermere Drive. There are some basic criteria, which will govern allowable development on all sites.

### TOWN OF CHESTERMERE

Ensure that all regulations set out by the Town of Chestermere are met and relevant issues are addressed on the plans including utilities and right of ways.

### Siting:

Consider siting the building to maximize the views of the home. Houses backing onto open space will require additional rear and side elevation treatment.

### Setbacks:

The minimum front yard shall be 6.0m (19.68'). The minimum rear yard shall be 6.0m (19.68'). The minimum side yard, on the garage side shall be 2.4m (7.87'), and on the house side shall be 3.0m (9.84'). All structures relevant to the home must exist within these setbacks. All building setbacks must comply with the Town of Chestermere's building code requirements.

### Maximum Building Height:

10m (32.8') – Principal Building  
4.5m (15.0') – Accessory Buildings

All building maximum heights must comply with the Town of Chestermere's building code requirements.

### Grading:

The builder shall maintain lot line drainage strictly in accordance with the drainage plans as approved by the Town of Chestermere. It is an offense under the Town of Chestermere By-Laws to discharge overland drainage onto adjacent lots.

Lot grading is to follow the natural contours of the site and be consistent with the subdivision-grading plan. The building grades and site grades as specified on the Building Grade Plan provided by 1198107 Alberta Ltd as nominee for "the CHESTERMERE PROJECT" Joint Venture must be strictly adhered to.

### **Suggested maximum slopes:**

1 to 3 (33%) for side yards

1 to 5 (20%) for front and rear yards

1 to 10 (10%) for driveways

### **Retaining Walls:**

The builder is responsible for any retaining walls.

## **HOME PLANNING**

### **Variety:**

Repetition of substantially similar homes in the neighborhood is discouraged. Differing floor plans and elevations present a rich diversity, which is more interesting and inviting. Permitted plan repetition means that every fifth house may be similar.



### **Viewpoints:**

All points of view must be designed with equal care, attention to detail, and continuity. Building materials must be carried around to a natural end, be consistent on all four sides, and/or be prevalent on specific entities. All walls and roofs must be designed with equal care and attention to detail. All four sides will have the same standard of detail and finish.

### **Proportion, Scale, and Mass:**

Proportion is the relationship of the sizes of the different parts of the building to one another and to the home site. A building is

well proportioned if the parts relate to each other in a harmonious way. Avoid monumental or massive buildings that are out of scale with their setting and detract from the neighborhood character. Buildings should not have large expanses of a material on a single plane, unless it balances the structure as a whole. Sizable decks and upper story cantilevers should be avoided if the resulting building form unnecessarily increases the bulk of the construction. Buildings should be located and designed to minimize the obstruction of any ridge silhouette when viewed from off-site locations.

### **Minimum Home Sizes:**

Bungalow/Bi-Level – 1,600 square feet with a double garage

Two-Storey – 2,200 square feet on two levels with a double garage

These areas are for the building footprint only; garages are excluded from the calculation.

### **Garages and Driveways:**

Garages should be clearly subordinate to the home. Side entry garages and freestanding rear yard garages with driveways at the side of the home are preferred. Detached garages located behind the principal structure but accessible from the street should be considered accessory structures and should be consistent with the architecture and design of the principal structure. Consistency of design includes use of the same exterior finish, roofing, trim, and colors.

Front entry garages should conform to the following development guidelines:

The primary garage roof style should be a hip or cottage, but it may contain other secondary roof styles.

Upper level dormers are encouraged to de-emphasize the garage. Garage openings, trims, and color should de-emphasize the visual impact of the garage in relation to the building as a whole. Doors should be painted one color to match the siding color or a trim color. Garages should never be the dominant architectural feature of a front façade. The header space above the garage door should not exceed 3'-0" in height.

Windows, doors, and roof treatments of the garage facing the street should incorporate architectural detail expressive of the residence. Raised paneled metal or wood doors are encouraged.

The use of two separate overhead garage single doors is preferred over the use of one large overhead garage double door. If two doors are used they must be separated by a minimum of 450mm (1'6") wall space. Windows in the garage doors are encouraged but are limited to a maximum of six square windows.

Each lot is permitted to have only one driveway entrance and the surface should be kept to a minimum. All driveways shall be cast in place concrete, stamped concrete unit concrete pavers, or asphalt. If unit concrete pavers are proposed, the type, design and configuration will require the approval of 1198107 Alberta Ltd as nominee for "the CHESTERMERE PROJECT" Joint Venture. If a cast in place concrete driveway is proposed it shall have a deep tool joint approximately 1.0 meter from the back of the curb. The maximum throat width of the driveway, at the curb is 18'-0" (5.48m). Walkway paving need not match driveway, but should be compatible with it.

### **Roofs:**

The roof pitch must reflect the accepted style of the home; the proportionate height

of the walls and it therefore may range from 4 in 12 to a 12 in 12 roof pitch. Gambrel roof styles are not permitted.

### **Materials:**

The materials chosen for the exterior of a home are crucial to maintaining its architectural style and aesthetic character. Natural, locally available materials will blend with the landscape and further enhance the community.

Care and attention to style must be visible in all designs with extensive use of detail incorporated into all elevations, that consistent with the selected architectural style. All lots backing to a public area must have enhanced rear yard detailing approved by the Architectural Coordinator. All corner lots must have enhanced side yard detailing as approved.

Acceptable materials are masonry, stucco, wood cladding, cedar shingle siding and James Hardie Siding.

Masonry refers to natural stone, manufactured stone, brick, and river rock. The particular pattern of the masonry and how it relates in combination with other materials should contribute to the overall design theme of the home and the character of the community.

Stucco is suitable when it has a rough "dash" finish or a machine-sprayed natural surface. Due to the resulting appearance of traditional 3-coat cement stucco 1198107 Alberta Ltd as nominee for "the CHESTERMERE PROJECT" Joint Venture would prefer the use of 3-coat acrylic stucco.

Wood cladding is available in a wide variety of profiles and sizes and in textures ranging from refined to rustic. Generally, a horizontal application is preferred but

vertical application may be allowed if the design warrants it.

Cedar shingle siding has character and would normally be used in combination with one or more of the above materials. Where materials are combined restraint must be exercised to avoid a cluttered look.

*Vinyl and aluminum siding are not permitted. Red brick is not permitted.*

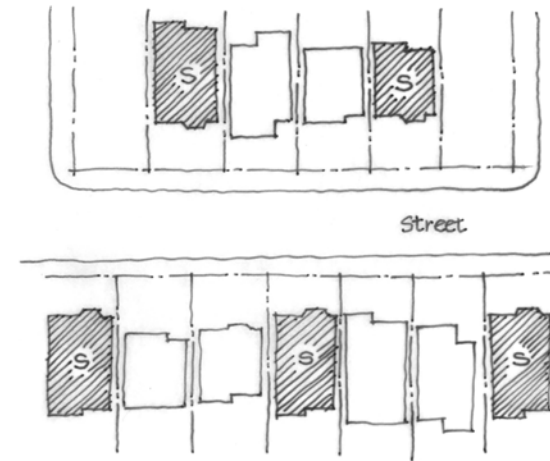
Acceptable roofing material for all lots within 1198107 Alberta Ltd as nominee for “the CHESTERMERE PROJECT” Joint Venture, will be asphalt shingles (3-tab, 25-year minimum), fiberglass shingles, cedar shakes, flat concrete tile, or slate tile. Copper roofing may only be used as an accent roof finish and not as the primary roof finish.

We encourage you to explore the wide variety of new maintenance-free and/or environmentally conscious materials now available. In all instances, alternate exterior materials will be reviewed by 1198107 Alberta Ltd as nominee for “the CHESTERMERE PROJECT” Joint Venture with the community image uppermost in mind.

### **Colour:**

The colour palette of each home should draw from nature for inspiration and suggest the home’s architectural style. The strong colours of fall are encouraged as well as the subtle tones found in earth, rock, trees, and water. Each scheme should show contrast between the body and the trim, and should feature the architectural details found on the home. The natural tones of the materials used should enhance the overall colour scheme. Colours will be approved on the basis of their compatibility with these guidelines and the homes adjacent to it in the phase

Care must be taken in colour selection as not to duplicate neighboring homes. Color repetition is allowed as per the above illustration. (“S” above means similar.)



### **Details:**

Handcrafted details are an integral and encouraged part of all of our architectural styles. Traditional methods of metalwork, carpentry, or stone carving are encouraged, and should be true to the nature of the material. Stone and/or brick detailing are required on every home, but should be proportionate to the other elements on the exterior façade.

Chimneys are a functional element but they can also be a distinctive architectural feature. Stone, brick, and stucco are acceptable materials, and wood cladding may be used if it is the predominant material on the building. They should be substantial in appearance but proportionate in relation to the structure. They must extend down to the ground. Creative shapes and chimney caps are encouraged, provided they suit the overall design theme of the home. Metal flues must be enclosed by an appropriate chimney chase. Where gas fireplaces are used, top-vent models are preferred. Direct-vent gas fireplaces may not vent into

prominent locations, such as streets and public lands.

Soffits should be 18" minimum in depth and finished Fascia boards should be a minimum of 6" in width. Soffits may be of pre-finished metal. Finished Fascia boards in wood (or Smartboard) are preferred but pre-finished metal is also acceptable.

Rainwater leaders must be carefully located so as to blend inconspicuously with the body of the house.

### **Windows and Entry Doors:**

Doors and windows, when placed and grouped properly, provide visual interest and rhythm to a home and project a sense of warmth and welcome. Too many shapes, types, and configurations will have an awkward and cluttered feel.

Our intent is to portray window types, and styles directly associated with our five architectural styles. Windows with simulated or true divided lights would be acceptable for all five-house styles. Decorative window grilles between the panes of glass are acceptable.

Entries are highly visible architectural features that should perpetuate the architectural style of the home. Wide wood doors, sidelights, and transom windows are encouraged.

To enhance the window and entry features the use of decorative trim; shutters, wide brick mold, and real stone or brick sills are encouraged.

### **Porches:**

Porches are an encouraged and appropriate entry feature for all of our architectural styles. They add depth to the house, increase the sense of integration with the landscape, and add a welcoming

appearance. Porches may be constructed of concrete or wood.

Wood steps will only be permitted if they are an integral part of a porch. Porches should have sturdy support columns, constructed of an appropriate combination of wood and masonry, as would be relevant to the home style. The area under the porch should be enclosed with a complimentary wood or masonry skirt as would be appropriate for the architectural style. A front porch should be a minimum of 1.8m (6 ft) in depth.

### **Parging:**

Foundations should be finished with parged concrete, stucco, rock, stone, or brick. In the case of parged concrete, the area of stepped parging is kept to a minimum. Projecting wing walls, stairs, walks or planters must integrate with the building design as a whole.



### **Fencing:**

Fencing should be kept to a minimum. With careful design, the proper level of privacy can be achieved by use of selective plant groupings. Rear and side yard fencing will be optional and is to be provided by the homeowner.

Where fences are needed for safety or security, they must be designed according to the overall principles of the rest of the site. They must be built of natural materials such as stone or timber that are architecturally compatible with the primary

structure and must be integrated with the building and site design as a whole.

Where necessary, fences may be up to 1.84 meters (6.0 ft) high, including around swimming pools. More transparent areas (of latticework or screen) are encouraged in the upper portions. Side yard fencing may only extend from the rear property line to the back of the home.

Side yard fencing on corner lots may only extend from the property line to the back of the home and transparent fencing is required on street side.

*All fencing detail must be submitted and approved prior to fencing being installed.*

*Submit fencing detail to:*

*1159125 Alberta Inc,  
Attention: Martin Dolemo,  
Phone: (403) 699-8830,  
Fax: (403) 262-7477*

#### **Site Features and Fixtures:**

#### **Courts and Pools:**

Sport courts, tennis courts and pools may be approved at the discretion of 1198107 Alberta Ltd as nominee for “the CHESTERMERE PROJECT” Joint Venture and its Architectural Coordinator and comply with the building codes and requirements of the Town of Chestemere.

#### **Lighting:**

Outdoor lighting should emphasize special architectural or landscape features. Exterior light sources shall not be directly visible from the street or neighboring properties or public rights-of-way and must not produce excessive glare. Lighting should be indirect or incorporates full shield cut-offs. Soffit lighting is encouraged.

#### **Garbage Storage:**

Garbage must be kept in an enclosure integrated within the form of the house or garage.

#### **Panels and meters:**

Exterior panels and meters must be indicated on the plans. They shall be located in such a manner as to be as unobtrusive as possible from the street, public parks and walkways and adjacent properties

#### **Address Pylons:**

An address pylon should be included in the landscape plans for approval.

#### **APPLICATION OF SUSTAINABLE DESIGN PRINCIPLES:**

Development should be efficient. To the extent consistent with other design considerations, designs should be creative and innovative in their use of materials and methods to minimize resource consumption. Materials should be considered which protect the natural environment from long-term harm. To the extent possible, materials should be used, which are long-lived and use minimal energy in their manufacture, have high-recycled content, and minimal non-renewable material content. Building materials and finishes should minimize the visual impact of the development. Large areas of building materials that reflect light towards existing homes should be avoided.

Applied collectively, sustainable, more environmental friendly site design can increase open space, reduce pollutant loads, and raise property values. Below are listed some guidelines for providing a framework for smarter, better, more

ecologically sound site development based on local conditions

### **Energy Efficient Design**

Consideration should be given during the concept design to include energy efficiency technology, as a means to conserve and recycle water within the homes, as well as on the home sites. Water recycling could be employed for winter alternative heating, irrigation, and other "grey water" uses.

The following sustainable and energy efficient building considerations should be reviewed:

- Maximize energy conservation and efficiency; use renewable energy.
  - Optimize building orientation; integrate natural daylight and ventilation.
  - Eliminating toxic and harmful materials and finishes in home construction and their surrounding environment.
  - Reduce, reuse and recycle materials in all phases of construction. Reduce harmful waste products produced during construction.
  - Specify and install Energy Star-rated appliances fixtures and lighting.
  - Install high efficiency gas sealed combustion forced air furnaces with digital thermostat in main living area.
  - Specify and install efficient outdoor lighting (30 lumens per watt or better) with low temperature ballasts. Install lamps with automated controls including but not limited to photo sensors, timers, and motion control sensors.
- Install water conserving plumbing fixtures: 2.0 gpm showerheads & 1.5 gpm faucet aerators. Flow reducers fit
  - into the aerator at the tip of the faucet and reduce the rate of water flow through the faucet. Water filters on showerheads reduce chemicals and particulates from the water stream.
  - Install Low-E windows. Heat shield on south exposures is suggested.
  - Install Ultra-Low-Flush toilets. New high-efficiency toilets use 1.6 gpf (gallons per flush) or less. Some manufacturers offer dual flush toilets.

## 5. LANDSCAPE GUIDELINES

### INTRODUCTION

The intent of these guidelines is to ensure a consistent landscape treatment from lot to lot to create an attractive and unified open space structure. New planting should be sympathetic to indigenous vegetation, found in this part of Alberta, and should make a smooth transition to the natural landscape beyond.

Your landscape designer/architect will assist you with the landscape of your own home site. There are many principles and standards for landscape design that are reviewed in these guidelines as a recommendation to the developer, builder and homeowner.

Functional use of plant material should be considered. For example, deciduous trees can provide shade in summer, but allow the sunshine through when the leaves are gone in winter. Evergreen trees and shrubs can screen undesirable views and provide shelter from harsh winter winds. This is a practice with a strong tradition on farmsteads throughout Alberta. Plantings must be designed to complement the natural vegetation and enhance the new structures.

Plants can also add colour and mark the passing of the seasons. Flowering shrubs, perennials, and wildflowers bloom throughout the spring. In summer, the emerging colours of leaves and grass deepen finally ending in a blaze of colour in the fall. Evergreens add a note of colour to the white months of winter. In planning your yard keep all of the seasons in mind, and use variety to make each of them enjoyable.

These guidelines are intended to achieve a balance between the common landscapes elements of the open spaces as a whole and each individual home site that makes up this new community. In this way we hope that while preserving the spirit of the land, we will be creating an open space framework for community living.

### PLANT MATERIAL

The use of native species is important not only because it will maintain the natural character of East Chestermere Drive, but also because they will need less maintenance and will be more likely to survive than non-indigenous species. True native plant material is not as readily available as local plant material, which are carried by all Calgary and area nurseries. As such, the use of both true native material and local plant material is encouraged.

All areas disturbed during individual house construction must be replanted to blend with non-disturbed areas. Natural landscapes and native plants are fragile, and it will take time to mitigate damage to the site and its native vegetation. Landscape plans should be compatible with the character of the site.

In all cases, manicured lawns should make a smooth transition to more natural conditions toward the property boundaries. This is particularly important where there is native plant cover on the site. Generally, manicured lawns have high water and chemical requirements, and their use should be carefully considered in relation to more natural plant material. In the transition area outside the Development Envelope, only native plant material listed in Appendix I will be approved.

A sensitive landscape plan that contributes in maintaining and rebuilding the natural landscape is strongly encouraged. The intent is not to recreate the exact native prairie landscape but to use local plant material in an informal and natural way to suit the individual needs of each homeowner. The plants should be arranged to behave and flourish as if put there by nature, in contrast to a more formal and manicured design.

To the extent possible with other design considerations, drought tolerant planting selections and designs are encouraged. A list of recommended species is included in the Appendix.

### **Suggested Plant Material**

#### **Deciduous Trees**

Black Ash  
Fallgold Black Ash  
Manchurian Ash  
Green Ash  
Patmore Ash  
Paper Birch  
Sutherland Caragana  
Amur Cherry  
Pin Cherry  
Schubert Chokecherry  
Almey/ Dolgo/ Hopa/ Kelsey/ Makamik/  
Royalty/ Selkirk/ Strathmore/ Thunderchild  
Crabapple  
Fleshy Hawthorn  
Manitoba Maple  
American Mountain Ash  
Russian Mountain Ash  
Snowy Mountain Ash  
Bur Oak  
Balsam Poplar  
Brooks #4, Brooks #6 Poplar  
Northwest Poplar  
Swedish Aspen  
Trembling Aspen  
Laurel-leaf Willow

#### **Deciduous Shrubs**

Common/ Fern-leaved Caragana  
Globe Caragana  
Pygmy Caragana  
Double-flowering/ Flowering Plum  
Mongolian Cherry  
Nanking Cherry  
Purple-leaved Sandcherry  
Russian Almond  
Sandcherry  
Western Sandcherry  
Shrubby Cinquefoil / Abbotswood/  
Coronation Triumph/ Gold Finger/ Goldstar/  
Jackman's/ Kathrine Dykes/ Primrose  
Beauty/ Snowflake/ Tangerine/ Gold Drop/  
Klondyke  
European Cotoneaster  
Hedge Cotoneaster  
Alpine Currant  
Siberian Coral/ Silver-leaved/ Dogwood  
Red Osier Dogwood  
Golden Twig Dogwood  
American Elder  
Golden Elder  
European/ Golden European/ Golden Plume  
Elder  
Ural False Spirea  
Albert Regal Honeysuckle  
Arnold Red Honeysuckle  
Emerald Mound  
Common Lilac  
Dwarf Korean Lilac  
Late Lilac  
Miss Kim Lilac  
Persian Lilac  
Common Ninebark  
Bridalwreath Spirea  
Froebel's/ Goldflame Spirea  
Goldmound Spirea  
Three-lobed Spirea  
American Highbush Cranberry  
Dwarf Highbush Cranberry  
European/ Dwarf European/ Snowball  
Cranberry  
Nannyberry  
Wayfaring Tree  
Blue Fox Willow  
Wooly Willow

## **Climbers**

Self Clinging Virginia Creeper

## **Coniferous Trees**

Lodgepole Pine  
Scots Pine  
Blue Colorado Spruce  
Colorado Spruce  
Hoopsi Spruce  
Engleman Spruce  
White Spruce

## **Coniferous Shrubs**

Common Juniper  
Creeping Juniper  
Bar Harbor/ Blue Carpet/ Blue Chip/ Blue Rug/ Prince of Wales/ Wapiti Juniper  
Savin/ Arcadia/ Calgary Carpet/ Skandia Juniper

Witchita Blue Juniper  
Dwarf Mugo Pine  
Mugo Pine

## **Native Grass**

The native grass mix is for the transition zone between the manicured lawns and open spaces.

35% June Grass - *Koeleria macrantha*  
30% Western Wheatgrass - *Agropyron smithii*  
20% Blue Gama Grass - *Bouteloua gracilis*  
15% Needle & Thread Grass - *Stipa comata*

## **Suggested Flowers**

Aster(N)\*  
Baby's Breath - *Gypsophila(N)\**  
Bergenia  
Bellflower (N)  
Blanket Flower (N)  
Coral Bells  
Creeping Jenny - *Lysimachia nummularia*  
Delphinium  
Lily-of-the-valley (N)  
Lewis' Flax - *Linum perenne (N)*  
Iceland Poppy - *Papaver nudicaule*  
Native White Yarrow - *Achillea lanulosa (N)*  
Perennial Statice - *Limonium latifolium*  
Sedum (N)  
Silver King - *Artemisia (N)*

## **Suggested Ornamental Grasses**

*To be used in garden applications*

June grass (N)  
Little Bluestem (N)  
Indian grass (N)  
Blue Fescue (N)

## **Suggested Ground Cover**

*To be used in garden applications*

Hens and Chicks - *Sempervivum*  
Mother of Thyme  
Phlox  
Silver Mound  
Snow in Summer- *Cerastium tomentosum (N)*

(N) - Native Species  
- Drought Resistant

**East Chestermere Drive  
APPLICATION FOR CONCEPT DESIGN APPROVAL**

Date \_\_\_\_\_

Lot # \_\_\_\_\_ Legal Description \_\_\_\_\_

Street Address \_\_\_\_\_

**APPLICANT**

Builder: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Tel: \_\_\_\_\_

**HOUSING DESIGN**

House Type: \_\_\_\_\_

Architectural Style: \_\_\_\_\_

Main Floor Area: \_\_\_\_\_

Total Developed Floor Area: \_\_\_\_\_

This application will be considered complete when four copies of the following have been submitted:

- Conceptual Site Plan, 1:200 scales, showing property lines, setbacks, contours, general site grading and slopes, all proposed buildings, drives, walks, patios, decks, and other outdoor features and existing vegetation.
- Schematic Floor Plans for all levels
- Schematic Elevations for all four sides
- Preliminary Colour Scheme (optional)

## East Chestermere Drive APPLICATION FOR FINAL DESIGN APPROVAL

Date \_\_\_\_\_

Lot # \_\_\_\_\_ Legal Description \_\_\_\_\_

Street Address \_\_\_\_\_

### APPLICANT

Builder: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Tel: \_\_\_\_\_

### HOUSING DESIGN

House Type: \_\_\_\_\_

Architectural Style: \_\_\_\_\_

Main Floor Area: \_\_\_\_\_

Total Developed Floor Area: \_\_\_\_\_

This application will be considered complete when four copies of the following have been submitted:

- Site Plan, 1:200 scale, showing property lines, setbacks, land contours, all proposed buildings, drives, walks (noting widths and slopes), patios, decks, and other outdoor features and existing vegetation.
- Floor Plans for all levels
- Elevations for all four sides
- Cross Section for the building
- Complete Materials and Colour Schedule
- Preliminary landscape plan

| Exterior Finishes:         | Material: | Manufacturer: | Colour: |
|----------------------------|-----------|---------------|---------|
| Roof:                      |           |               |         |
| Wall Finish:               |           |               |         |
| Masonry:                   |           |               |         |
| Trim/Battens/Shutters:     |           |               |         |
| Soffit/Fascia/Eavestrough: |           |               |         |
| Front Door:                |           |               |         |
| Other Entry Doors:         |           |               |         |
| Garage Doors:              |           |               |         |
| Driveway:                  |           |               |         |