



# Architectural and Landscape Guidelines

## Introduction

The document outlines the opportunities and constraints associated with the Wolf Creek Village development and provides a set of subdivision guidelines which will direction homebuyers, designers and builders towards appropriate building forms and details.

House plans will be reviewed in terms of their adherence to these guidelines.

APPLICANTS MAY PROVIDE ALTERNATIVE DETAILS TO THOSE OUTLINED IN THE GUIDELINES PROVIDED THAT IT IS DEMONSTRATED THAT CONFORMITY TO THE OVERALL OBJECTIVES FOR THE QUALITY OF THE AREA IS BEING MAINTAINED.

## DESIGN GUIDELINE OBJECTIVES

There are two primary objectives that have been considered in developing the Architectural and Landscape Guidelines:

1. The Quality of the Community – the Design Guidelines is the mechanism which encourages the community to be of a high level of quality, reflecting an image appropriate to the setting.
2. The Style of the Community – the general architectural theme will encourage homes in a traditional heritage style, i.e. West Coast, Modern, Cape Cod, Tudor, Ranch, etc.

More contemporary designs may be considered providing the plans address the following:

- **Colour**, including trim materials, must be consistent with the rest of the subdivision and/or adjacent lots.
- **Massing** must complement roof slopes and scale of more traditional housing types.
- **Elevations** must avoid large expanses of wall surfaces and too great a variety of materials.
- **Design details** should incorporate more traditional elements including roof overhangs, contrasting trim materials and traditional window treatments.



## **1.0 Setbacks/Separation Space/Front Yard Landscaping**

- The front yard setback for houses, garages and accessory buildings shall be a minimum **6 m.** from the internal road, unless otherwise specified by the building grade certificate.
- The back yard setback for houses, garages, and accessory buildings shall be a minimum **15 m.** unless otherwise specified by the building grade certificate.
- Side yards shall be a minimum of **4 m.**
- Refer to Developer's Site Plans and individual lot building grade certificate for greater clarity.

### **1.1 Minimum Building Size**

- Residences excluding the garage are to be a minimum of **1,500 S.F.** for a bungalow, **2,000 S.F.** Bungalow without basement or **3000 S.F.** for a 2 storey or walkout. (1500 sq. ft main floor). The developer may consider at bonus room above the garage as an option to get mass for some two story or bi-level.

### **1.2 Front Yard Landscaping**

- All Bare lots shall have a minimum of 5 trees per lot.
- All treed lots beside the golf course must leave a buffer of trees between the course and the home.
- All trees shall be planted in clusters or random design.
- Small bushes or hedges can be built as a buffer.
- Landscape features incorporating shrubs and flowerbeds can be provided.

### **1.3 Lot Identification**

- All lots shall construct a lot identification post. Lot identification post to be located as shown on the lot build zone plan or on an agreed point with the developer.



#### 1.4 Siting and Site Coverage

- The siting of dwelling units shall reflect the site attributes of topography, views, exposure to sunlight, and the need
- for privacy. Lots should be examined to encourage siting such that proper lot drainage is achieved as per the building grade certificate.
- Driveways are to be sited in accordance with the site plan and building grades, and presented by the builder.

#### 1.5 Massing and Building Heights

- The maximum building height is 12.2 m. (40 ft.).
- The intent is to provide an overall site composition of sloped roofs while allowing for an expression of uniqueness for individual residences and the internal functions of each house. Houses within the same street are to have a consistency of apparent volume.
- Maximum floor area of houses shall not exceed 40% of the lot area.
- Houses on corner lots are to have full elevation treatments adjacent to both streets.

#### 1.6 Lot Grading

- Lot grading is to follow the natural slope of the landform and is to be consistent with the Subdivision grading plan. The lot grading must conform to the lot grading plan. Plot plans shall be submitted and reviewed by the owner prior to building permit application. **Final grade certificates must be prepared by an Alberta Land Surveyor showing that lot grades comply with the Subdivision Grading plan and building grade certificate.**

#### 1.7 Repetition

- Designs with approximately identical house elevations may not be repeated within Subdivision.
- To be different means that there is a significant change in feature such as roof slopes, size and location of windows



- and doors, colours and finish materials. A change of material alone and reversing the plan is not sufficient.

### **1.7.1 Out Buildings**

- One small out building for lawn tractors and storage will be allowed.
- An additional garage will be allowed for storage of motor homes or RV's. This building must have the same features and design characteristics as the main home. (The building may be detached)

### **1.9 Materials**

#### **2.0 Roof Material**

- The roof is to be cedar shakes or 3 dimensional asphalt shingles or clay tile. Other roof finishes will be considered if it can be shown by the applicant that these are in keeping with the overall objectives of these guidelines.
- Rain water leaders, eaves troughs and fascias should match the trim colour as selected.

#### **2.1 Chimneys**

- Chimneys are to be brick, stone, stucco or the material as used on the exterior of the house. All brick or stone chimneys are to incorporate corbelled detailing and include concrete rain caps.

#### **2.2 Exterior Finishes**

- All homes must have a stucco finish. Brick and stone are to be utilized on all homes as Feature or Accent Feature.
- There are to be no "false fronts". The dominant material of the front elevation must be carried through on all remaining elevations. Current Stonework accepted companies are Stone Tile and Country Stone. Please contact the developer for more details and contact names.
- Accents will be allowed as features with shake or siding, vinyl is not allowed, only James Hardie siding products of cement fiber composition have been approved.



- Window frames are to be pre-finished metal, PVC or wood in a complementary colour to the residence. All window openings are to have 4” trim boards, painted or stained to match house trim. As alternatives to 4” trim boards, stone or masonry trim, moldings, window boxes and window shutters, will be considered. If muntin bars are used, then these shall be of solid materials, not tape.
- Front doors will be relief panel doors of solid construction, painted or stained
- Garages are to be finished in a similar design and materials to the house.
- Exterior lighting will be a minimum of three lights per house: one on either side of the garage doors, and one on the wall by the front door.

### **2.3 Colours**

- All exterior colour schemes must be approved. Houses with schemes that detract from the street will be rejected.
- Three colour schemes are acceptable.

### **2.4 Driveway and Garages**

- All houses are to have minimum two-car attached garages and are to be sited perpendicular to the house. Other variations may be approved based on lot orientation.
- Driveways must flow consistent with municipal internal road and as per the building grade certificate.
- Garages are for vehicle storage and can not be used for home based business storage that prohibits vehicle entrance.

### **2.5 Front Yard Landscaping**

- Landscaping of the front yards should be designed to enhance individual homes and specific sites. Plants should be chosen from species which compliment house colours and neighboring lots.



## **2.6 Tree Retention**

- Existing trees outside the building footprint are encouraged to be retained unless unsafe. Builders are responsible for tree retention during siting and construction of houses.
- Mature trees on lots that border the golf course and frame the golf holes can not be removed by the lot owner or builder.

## **2.7 Fencing**

- Fencing will be permitted only for ornamental use and must follow either a treated rail or rustic cedar rail look. (Metal fences for animals will not be allowed)

## **2.8 Signage**

- Only “For Sale” signs will be allowed in Subdivision and on the specific lot only.
- Real estate signs are not allowed at the entry to the villages or on the perimeter exterior fencing.

## **2.9 Recreation Equipment and Commercial Vehicles**

- Recreation vehicles, satellite antennas and commercial vehicles in any capacity shall not be stored in the front yard or driveway of any property between the building line and the road.

## **3.0 Appearance during Construction**

- The Builder and/or owner are required to keep the lot clean and orderly during construction. There will be no burning of garbage. A covered garbage bin must be on site at all times. Builders found negligent will be charged for clean up carried out by the Developer. (A **\$250.00** garbage deposit will be applied to all development permits.)
- No trees, shrubs, lawns, fencing, buildings or other site improvements shall be allowed to fall into a state detrimental to the subdivision.



### **3.1 Initial Submission**

The Builder shall submit two (1) copies of the following information to the Developer.

- Drawings of the house (plans, elevation and sections.)
- A site plan identifying lot grades, floor elevations, set backs, house location and driveway slope.
- Identification of fencing if required.
- a completed Application Form for House Plan and Siting Approval (indicating colours, materials and other specific information as requested in the form)
- All proposed outbuildings are to be shown.

Copies of forms are enclosed in these guidelines.

- The Developer's Designated Design Consultant shall review the plan and recommend approval or rejection of the application based on the adherence of the plans to the guidelines. The Developer will make the final decision
- Regarding approval or rejection of the application. A copy of the application form and marked-up set of plans shall then be made available to the builder. The original application form and one set of similarly marked prints will be kept for future reference.
- Any changes by the Owner/Builder from approved plans must be submitted to the Developer or its Designated Design Consultant and approved in writing. Incomplete applications will be returned to the builder.

### **3.2 Interim Building Review**

- The Developer and/or its Designated Design Consultant may carry out an on-site review of the home during
- During construction periodic checks may be made to ensure conformance to approved grading plans and development guidelines. Modifications may be requested related to actual site conditions.



### 3.3 Final Building Approval

- Upon being advised by the builder of the completion of the home, including all landscaping, the Developer's Design Consultant shall carry out a site review to confirm conformance to the Guidelines and the approval previously granted.

### 3.4 Sewer Systems

- Wolf Creek Villages Ltd. operates a low pressure sewer system through the main line. All sewer is controlled through a grinder pump and tank that is located in front of each home. From your home it goes directly to our septic plant.
- It is the responsibility of each home owner to purchase their grinder pump and maintain it. All pumps must be a certified **E/One system** as set out in your home owners package. **NO OTHER PUMP SYSTEMS WILL BE ACCEPTED OR APPROVED.**
- Thompsons Trenching has been accepted as an approved installer for the Villages. Please contact Steve Thompson for a e-one quote and installation cost. 403-588-0615 or 403-782-5911.  
(The home builder cannot put in this system themselves you must use this certified installer)

### 3.5 Water System

- Wolf Creek Village is connected the the Reddeer regional water line. All curb stops are located on the roadside of the lot. Thompson ditching will connect water and sewer to the home which is part of their installation package price.
- Please refer to the Water and Sewer by-laws agreement for further information.





**ARCHITECTURAL GUIDELINE CHECKLIST**

The Consultant will complete this form to check the House Design’s conformance to guideline intent. This review will include grading, view, orientation, shadowing, landscaping, building form, scale, detailing, materials, and colour information.

**COMMENTS/RECOMMENDATIONS**

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**CONDITIONS OF APPROVAL:**

1. Finished grade to be in accordance with Plot Plan. The Builder is responsible for proper drainage of lot based on subdivision design.
2. Landscape plan and planting schedule to be submitted within one month of granting of Final Design Approval.
3. Security Deposit

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**PRELIMINARY APPROVAL:**

Date Received: \_\_\_\_\_ By: \_\_\_\_\_

Date Received: \_\_\_\_\_ By: \_\_\_\_\_

**FINAL APPROVAL:**

Date Received: \_\_\_\_\_ By: \_\_\_\_\_



Date Received: \_\_\_\_\_

By: \_\_\_\_\_

Recommended for Approval: \_\_\_\_\_

By: \_\_\_\_\_

Consultant

APPROVED \_\_\_\_\_

APPLICATION FOR SITE PLAN AND HOUSE PLAN AND ARCHITECTURE AND FINISHES APPROVAL

APPLICANT:

Name: \_\_\_\_\_

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

LOT# \_\_\_\_\_ Telephone: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_

#### HOUSING DESIGN

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

Ground Floor Area \_\_\_\_\_ m2 \_\_\_\_\_ Sq. Ft.

2<sup>nd</sup> Floor Area \_\_\_\_\_ m2 \_\_\_\_\_ Sq. Ft.

Total Floor Area \_\_\_\_\_ m2 \_\_\_\_\_ Sq. Ft.

Form: Roof Style: \_\_\_\_\_ Roof Pitch/Slope: \_\_\_\_\_

Roof Material/Colour: \_\_\_\_\_

Detail: Wall Material/Colour: \_\_\_\_\_

Brick or Stonework Colour: \_\_\_\_\_

Trim Material/Colour: \_\_\_\_\_

Garage Door Material/Colour: \_\_\_\_\_

Chimney Material/Colour: \_\_\_\_\_

Soffit Material/Colour: \_\_\_\_\_

Driveway Material: \_\_\_\_\_

NOTE: FOR COLOUR PLEASE SPECIFY MANUFACTURER'S NAME, REFERENCE NUMBER, AND COLOUR. EXAMPLE: OLYMPIC 706 BROWN.

#### SITING

Conformance to setback and lot grading requirements are the responsibility of the Contractor.



Setback      Front: \_\_\_\_\_ Rear: \_\_\_\_\_  
                 Left Side: \_\_\_\_\_ Right Side: \_\_\_\_\_ Height: \_\_\_\_\_

Grading Minimum Basement Elevation: \_\_\_\_\_  
                 Fin. 1<sup>st</sup> Floor: \_\_\_\_\_

Lot Corners-      Front Ft.: \_\_\_\_\_      Lt: \_\_\_\_\_  
                         Rear Ft.: \_\_\_\_\_      Lt: \_\_\_\_\_

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**USE OF HOUSE PLAN APPROVAL SERVICES**

The applicant acknowledges that the House Plan Approval is provided as a service and that the Developer and its designated Consultant 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 he will hold the Developer and its designated Consultant harmless from any action resulting from the use of this information.

Date: \_\_\_\_\_      Signature of Applicant: \_\_\_\_\_