

# Canyon Creek Estates

## Architectural Design Guidelines

You are building in a great community at Canyon Creek Estates. To ensure the highest value of your investment we have implemented Architectural Controls to assist with the design and planning of your new home and to enhance and preserve economic values of real estate within your new community. All buildings will follow the same standards to ensure that your neighborhood is well designed within the framework of Architectural Controls and Municipal and Provincial Building Codes. This process ensures that the sum becomes much greater than the parts. Well-designed traditional buildings in well-designed communities have demonstrated a higher value than in unplanned communities.

The design objectives, main design elements, and construction of your home will follow in accordance with the recommendations contained within the approved architectural residential character. The intent of the Materials & Colors Controls is to assist builders in identifying materials and colors. Your compliance in following Materials & Colors Controls is required to ensure that your home supports the overall character and quality envisioned at Canyon Creek Estates.

A key aspect of Canyon Creek Estates is the interaction with the natural environment. In order to achieve this blending with beautiful natural surroundings several design features need to be incorporated.

- Each new home must incorporate design features which express the use of natural materials giving the impression of permanence and durability.
- Further design features include those similar to craftsman styling-European style, Edwardian Farmhouse style; and contemporary interpretation of the above two styles to the discretion of the consultant which may include properly proportioned columns on the front of the house, framing a porch or covered entryway. This is an example of a proven structure that enhances many qualities of the streetscape including the sense of a timeless design rather than features that would quickly become dated.
- The design elements should also reduce the dominance of the garage doors.
- All landscaping development should respect, not dominate, the natural environment. We encourage blending the natural prairie grass into your design where ever possible.

# **GENERAL COMPLIANCE REQUIREMENTS**

A person will not construct improvements, or develop the lot before, during or after the construction of the improvements, unless;

## **2.1 BY-LAW COMPLIANCE**

That person complies with all statutes, by-laws, orders or regulations as amended from time to time and in particular amended subsequent to the date of registration of this schedule against the lots in The Land Title Office, of the Town of Lumsden as applicable or other government body having jurisdiction with respect to the construction of improvements.

### **2.1.1 WARRANTY PROGRAM COMPLIANCE**

All homes must be enrolled in the National Home Warranty Program or an alternate program providing equivalent warranty insurance coverage in accordance with the Mandatory Conditions, Minimum Standards of Coverage and Limits.

#### **2.1.1.1 Mandatory Conditions**

Warranty providers must be direct insurers or be underwritten by an Insurance company with business authorization under the Financial Institutions Act to carry on insurance business.

#### **2.1.1.2 Minimum Standards of Coverage**

- \* A one year (12 months) materials and labor warranty for any defect materials, and violations of the building code.
- \* A two year (24 months) materials and labor warranty for any defect materials supplied for the electrical, plumbing, heating ventilation and air conditioning delivery and distribution systems.
- \* A two year (24 months) materials and labor warranty for any defect in materials and labor supplied exterior cladding, caulking, windows and doors that may lead to material detachment or damage to the new home.
- \* A two year (24 months) materials and labor warranty for any defect in materials and labor which renders the home unfit to live in or for violation of the building code.

\* A five year (60 months) building envelope warranty for defects in the exterior cladding of the home which **has caused** material damage to the home.

\* A ten year (120 months) structural defect warranty for a construction defect which results in the failure of a load bearing component of the home and any construction defect that causes structural damage that materially and adversely affects the use of the home for residential occupancy.

### **2.1.1.3 Limits**

For a dwelling unit in fee simple ownership, the lesser of (i) the original price paid by the owner and (ii) \$200,000.00.

## **2.2 PRELIMINARY DESIGN APPROVAL**

- a) That person delivers to the consultant a submission for preliminary design approval in the form of a detailed sketch or a copy of a page from a plan book with detailed notes of any planned changes, and on which that person has indicated the name of the subdivision, the lot number, the lot civic address, their name, personal address and telephone number, facsimile number and email address;
- b) That person delivers to the consultant the lot grading plan accepted by the development for the lot;
- c) The consultant, having reviewed that submission for compliance with this schedule, accepts the submission.

## **2.3 PRELIMINARY SITE PLAN APPROVAL**

That person delivers to the consultant a preliminary site plan, at a scale of 1:00 (metric), that indicates the location and the exact shape of the proposed foundation and driveway for the improvements, taking into consideration the approved building envelope; slope of the driveway, retaining walls (if any) and swales (if any).

## **2.4 FINAL PLANS AND SPECIFICATIONS**

- a) That person delivers to the consultant the final plans and specifications including, without limitation:
  - i) Site plan, at a scale of 1:100 (metric), indicating the exact location of the improvements on the lot, all grading, front rear, and side yard setbacks,

north arrow, driveway, sidewalks, fences, retaining walls (if any), concrete steps, swales, easements, rights of way and all trees protected under the Town of Lumsden as applicable of Lumsden, as amended, and other information reasonably required by the consultant and/or the Town of Lumsden as applicable,

- ii) Lot grading plan accepted by the Town of Lumsden as applicable for the lot;
- iii) Servicing plan accepted by the Town of Lumsden as applicable for the lots;
- iv) Landscape layout, at a scale of 1:100 (metric) showing planting, layout and ground cover, lot finishing grading, retaining walls, fencing and hard surfaces;
- v) Exterior elevations at a scale of 1:50 (metric), indicating overhangs, trim, finishing materials, the proposed and existing grades at each corner of the improvements, main floor elevation, the top of the foundation elevation, and the roof ridge elevation.
- vi) Floor plans at a scale of 1:50 (metric) which shall match the exterior elevations and a minimum basement elevations (where applicable); and samples of exterior finishing materials as required by the consultant,

b) The consultant accepts the final plans and specifications (three sets) by stamping them with the following text: “Conforms with the building scheme registered in the Land Titles Office under No. \_\_\_\_\_”, and by signing each page of the final plans and specifications with the following information in clear print.

Consultant (Name of Company or firm and name of individual):

Signature: \_\_\_\_\_

Initials Sample: \_\_\_\_\_

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

Telephone: \_\_\_\_\_ Facsimile: \_\_\_\_\_ Email: \_\_\_\_\_

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

- c) The consultant has complete a checklist to ensure the final plans and specification comply with this schedule, which checklist must be submitted to the Town of Lumsden as applicable with the consultant's written approval of the final plans and specifications together with the building permit application for review and acceptance by the Town of Lumsden as applicable;
- d) Initial Schematic Design Plan review guidelines of \$650.00 + GST and final approval compliance for Contract Documents fee of \$650.00 + GST is paid to the consultant at application time.

## **2.5 CHANGES TO FINAL PLANS AND SPECIFICATIONS**

The consultant's written approval regarding proposed substantial changes to the final plans and specifications must be submitted to the Town of Lumsden as applicable for approval pursuant to the Town of Lumsden as applicable within Building Bylaw, as amended, with the request for the approval of such changes.

## **2.6 DESIGN GUIDELINES COMPLIANCE DEPOSIT**

- a) The purchaser of each building lot in Canyon Creek Estates shall be required to place Compliance Deposits with the developer in order to ensure compliance with the Building Controls and Landscaping controls herein. Design Guideline compliance will be held in Trust by Canyon Creek Estates. A deposit of \$15,000.00 per lot, is placed in trust at the time of application. Release of \$10,000.00 will occur subsequent to a post construction completion inspection, and approval, by the Design Consultant based on the Architect-of-Record acceptance of the final contract documents assuring that the single family dwelling is in full conformance to these Design Guidelines. Failure to commence construction within 18 months of the sale of the land will forfeit these funds.
- b) The remaining deposit of \$5,000.00 will ensure that landscape work is completed. Deposit of these funds is required at the start of construction. The release of the remaining deposit (\$5,000.00) occurs upon completion of the landscape work as outlined in the approved contract documents and has met the full conformance to these Design Guidelines.

## **INTERPRETATION**

The following provisions apply to this schedule:

- a) The sections, headings, and table of contents are convenience only, and are not for use in interpreting, defining, or limiting the scope, extent, or intent of this schedule:
- b) Unless otherwise specified, words importing the singular include the plural and vice versa, and words importing gender include all genders;
- c) This schedule will be governed by, and is to be enforced, construed, and interpreted in accordance with the laws of Saskatchewan;
- d) If the whole or part of any provision is invalid, illegal or unenforceable, it will be deemed severed from this schedule, and this schedule will otherwise continue to be enforceable to the fullest extent permitted at law or at equity
- e) In the event of a conflict between a statute, by law, order, regulation or agreement such as a restrictive covenant and this schedule, the statute, by-law, order, regulation or agreement such as a restrictive covenant supersedes this schedule
- f) For any term not defined herein, it has the same definition as in the Town of Lumsden as applicable Zoning By-Law, XXXXXXXXXXXX, as amended;
- g) In the event of any conflict between the Town of Lumsden as applicable and the consultant, the Town of Lumsden supersedes the consultant's position in order to comply with the Local Government Act; and in the event the initial consultation fails, refuses or is unable to act, or the developer fails to appoint a replacement, then consultant means architect in good standing with the Saskatchewan Association of Architects or any successor body, or a registered design consultant or any successor body, as applicable in writing.

## **Liability**

- a) The developer and its designated consultant assume no responsibility for the accuracy of the information provided or for any losses or damages resulting from its use;
- b) Nothing contained within these Design Guidelines shall impose any liability on the developer or its designated consultant for damages resulting from structural defects in any structure erected on any lot with approval, nor any responsibility in connection with the determination of lot boundaries.

## Severability

If any provision in these Design Guidelines is determined to be void or unenforceable in whole or part, it shall not be deemed to affect or impair the enforceability or validity of any other provision or any part hereof.

## LOT GRADING

- a) Must be in accordance with Ground Engineering Soils Report (Appendix A):

TITLE: GEOTECHNICAL INVESTIGATION  
PROPOSED RESIDENTIAL SUBDIVISION  
NW 29-19-2-W2M, EXT. 4  
LUMSDEN, SASKATCHEWAN

CLIENT: 511459 B.C. LTD.

FILE NO: GE-0849                      DATE: AUGUST 7, 2008

- b) The design of the improvements is in substantial compliance with the lot grading plan for the lots which has been reviewed by the consultant and accepted by the Town of Lumsden as applicable, and the said plan specifies all finished grade elevations as derived from the lot grading plan for the lots accepted by the Town of Lumsden as applicable and grade elevations in respect of that lot;
- c) The proposed lot grading is in accordance with the lots grading plan for the lots accepted by the Town of Lumsden as applicable, which lot grading plan will be available from the Town of Lumsden as applicable;
- d) That person provides that any changes made to the lot do not affect the drainage pattern for the area, and ensures drainage patterns are adopted to conform to the Town of Lumsden as applicable within Storm Water Management plan;
- e) The complete site grading is integrated with the Architectural Site Plan with all building grade shown around the perimeter of the improvement;
- f) All grades are indicated with elevations superimposed at tops and bottoms of all walls;
- g) All drainage patterns and swales are identified via slope percentage;

- h) All exterior stairs, steps, columns, railings and fences are shown on the site and landscape plan;

## **Single Family Dwelling Permitted Home Types**

- a) Two storeys in height on level lots where the rooms are contained fully within the roof volume, and with limited full two-storey wall façades between the ground floor and the uppermost half-storey, to the discretion of the consultant;
  - i) One-and-a-half storeys on the front elevation only; on sloping lots, where the rooms in the half storey are contained fully within the roof volume; and with limited full two-storey façades between the second storey and the uppermost half-storey, to the discretion of the consultant;
  - ii) Two-and-a-half storeys on the rear elevation only; on sloping lots (street to rear yard down slope), and with limited full two-story wall façades between the second storey and the uppermost half-storey, to the discretion of the consultant;
  - iii) To the discretion of the consultant for all other topographic conditions;
  - iv) Half-storey means the uppermost floor level of the single family dwelling where all rooms are contained within the slopes and volume of the roof space; where dormers, oriels, bay and bow windows are permitted projections beyond the roof lines; and
  - v) Full three storey façades whether on the same plane or not are prohibited.
- b) In-ground basements Are not less than 60% below average existing grade, measured from basement floor to main floor or as the Town of Lumsden applicable within Zoning By-Laws dictate, whichever requirement is the more restrictive.

# DESIGN GUIDELINES

## Street Image

### Preferred:

- Paints and materials of the same colors and quality, but produced by different manufacturers, may be substituted.
- To ensure a diverse streetscape, houses of the same wall cladding; colors shall be separated by at least two other houses of different colors.
- All new single family dwelling constructed on any lot meets Design Standards, which include proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front façade, readily recognizable style authentic design, and a high trim and detailing standard used specifically to reinforce the style objective.
- A useable covered porch or covered veranda is required within the overall design of each home. The location is preferred to link the main entrance with other outdoor covered living areas such as screened in porches of the single family dwelling.
- A high degree of compatibility is established between the proposed style and permitted architectural style.
- The type of home constructed is compatible with the topography of the site.

## Siting and Setbacks

### Preferred:

- Site improvements in accordance with the lot's natural characteristics, existing trees, and neighboring improvements, as determined by the consultant in relation to the over-view or over-shadowing of neighboring lots and improvements.
- The siting and setbacks of the improvements comply with the approved building envelope and the consultant's requirements, which may be based on the creation of interesting streetscapes, maximization of privacy, or may be in response to conditions imposed by adjacent improvements.
- That person considers all requirements of easements and rights-of-way

## Building Height and Massing

### Preferred:

- Improvements on the subject lot are compatible with the lot grading plan, the building height and massing of improvements on adjacent lots, as determined by the consultant in relation to the roof design and transition in building height.
- The builder complies with those height restrictions as determined by the consultant in relation to views.

- Location of all homes to accommodate maintaining optimal view of adjacent properties.
- For the purpose of calculation maximum half-storey areas permitted; any half-storey are open to the lower floor area except for raised ceilings at the foyer and the area above the stairs to the half-storey shall be considered floor area if so determined by the Town of Lumsden as applicable.

**Unacceptable:**

The floor area of the uppermost floor (the half-storey) exceeds 80% of the lower floor of the improvement; may vary for back walk out lots.

## Low Flow Water Fixtures

<p><b>Required:</b> Only low flow toilets (max. capacity of 6 litres), low flow shower heads, water efficient dishwashers and clothes washers are allowed in all houses to be built in the subdivision.</p>
<p><b>Unacceptable:</b> Anything other than above.</p>

## Minimum Square Footage

**Preferred:**

Bungalows: Roof area minimum 2800 square feet with garage  
 Minimum 1600 square foot house area

Two stories : Roof area minimum 2400 square feet with garage  
 Minimum 2200 square foot house area

Minimum floor areas do not include garages, decks, and basements. It applies to gross building area at or above grade only.

**Unacceptable:**

Anything less than the above preferred requirements.

## Covered Parking

**Preferred:**

- Garage doors facing a street shall be in keeping with the traditional style of the home with vertically proportioned panels.
- Double car minimum.

**Unacceptable:**

- No single vehicle garages.
- No exposed carports which form part of the home.
- Garage doors shall not exceed 8' in height and 16' in width if facing the street.

## Foundation Exposure

**Preferred:**

- Stepped foundation to accommodate the finished grade of the lot.
- The amount of concrete exposure will be at the consultant's discretion.

- All exposed concrete to be parged or alternate acceptable cladding to within 8” of the adjacent finished grading.

**Unacceptable:**

Parged exposed concrete foundation to exceed a maximum of 30’ in height (at the consultant’s discretion) measuring from the adjacent finished grade to the underside of the wall cladding

## Colors

**Preferred:**

- Earth tones (shades of browns, greens, etc.) with accents of complimentary lighter earth tones.
- Natural dark tones of taupe and brown, natural dark tones of grey, including black, natural dark tones of green, natural dark tones of yellow.

**Unacceptable:**

“Bright” colors are not prohibited.

**Notes:**

- The use of dark earth tones as the base wall color will help the structure to blend in with its surroundings.
- The use of complimentary shades of earth tones for accent colors of trims/doors/etc. will also help the home have a connection with the natural surroundings

## Exterior Wall Finishes

**Preferred:**

- Natural Stone, Tyndal stone, brick.
- Natural dark tones of taupe and brown.
- Natural dark tones of grey, including black.
- Natural dark tones of green.
- Natural dark tones of yellow.
- Stone: Approved local types and patterns of laying  
Approved local type and colors of grout
- Stucco: Dash type stucco only
- Siding: Beveled hardiplank siding  
Painted or colored  
3.5” minimum to 8” maximum exposure  
Approved alternate horizontal wood fiber cement siding and fiber cement siding.

**Unacceptable:**

- Vinyl siding
- Acrylic stucco
- Vertical steel siding
- “Bright” colors
- Smooth or textured stucco

## Exterior Finishes

### Preferred:

Coverage of standard bricks or agglomerated stone used as an accent on the fronting and flanking street elevation of the improvement.

### Unacceptable:

- Accent materials on the street face are used only if the color, pattern and texture are compatible with the exterior cladding materials.
- Use of concrete blocks, concrete bricks or jumbo bricks on the exterior.
- Metal cladding, vinyl siding and metal paneling
- Columns to match design integrity – no columns less than 200 mm square.

## Fascia and Bargeboards

### Preferred:

- Other fascia, bargeboard and verge trim sizes that compliment a specific design, are to the consultant's approval (4" minimum).
- Colors which are in soft contrast to the main cladding color.
- Colors that are complementary to the main cladding color.
- Colors that are complimentary to a specific design theme.

### Unacceptable:

- Bright colors are prohibited.
- Aluminum or vinyl fascia or barges are not permitted.

## Roofing

### Preferred:

- Real or imitation slate.
- Split cedar shakes or cedar shingles (stained or natural color).
- "Heavy duty" 30-35 year asphalt shingles simulating cedar shingles or shakes neutral in color.
- Restricted metal roofs neutral in color.
- Only "flat glazed" skylight type is to be used.

## Windows

### Preferred:

All window and door frame material are wood, aluminum exterior clad wood, or wide-flange vinyl type profiles.

### Unacceptable:

Metal sliding patio doors are NOT permitted.

## Chimneys

### Preferred:

- All exterior chimneys visible from the fronting and/or flanking street maintain the same cladding material full height and are constructed only if they are continuous to grade with a foundation.
- Flashing on chimneys should match the colors of the capping used on the chimney.

## Garages

### Preferred:

- Double car garage minimum.
- Garage doors facing a street shall be in keeping with the traditional style of the home with vertically proportioned panels.

### Unacceptable:

- No single vehicle garages.
- No exposed carports which form part of the home.
- Garage doors shall not exceed 8' in height and 16' in width if facing the street.

## Driveways & Sidewalks

### Preferred:

- To be in accordance with Ground Engineering Soils Report.
- Hard surface finishes such as exposed aggregate, stamped concrete or ("Double Holland" natural color concrete pavers in a running bond pattern) or alternate approved by the consultant from the street to the main.

### Unacceptable:

Crusher dust, loose aggregate (gravel) asphalt or chip seal.

## Accessory Buildings

### Preferred:

- Located in the rear yard to the Town of Lumsden as applicable with Zoning By-Law requirements.
- The roof slope matches the home.
- Design must be similar or compliment home at the consultant's discretion.

### Unacceptable:

Not accepted within 6.5m of the rear property line where a landscape buffer zone of 5.0m occurs.

## Fences and Screens

### Preferred:

- All hedging material is maintained to a maximum height of 120cm (48 in).
- Solid fences are to be of wood construction not to exceed 5ft in total height.

- Fences may be a total of 6ft in height if open or if top 12in or more is open lattice.
- 6ft fences will be approved at the consultant's discretion.

**Unacceptable:**

Chain –link or any other type of metal or plastic fence.

## Swimming Pools

**Preferred:**

- In ground pools are not permitted without a liner system designed by a geotechnical engineer per Ground Engineering report of August 7, 2008.
- Every swimming pool is subject to Town of Lumsden requirements.

## House Numbering

**Preferred:**

- House numbers are mounted on the left of the vehicular entry gate column.
- Lighting to house number is indirect 'downcast' type.
- Numbers may be placed on large boulders with accent lighting.
- Numbers are prefabricated to the consultant's approval.
- Numbers are black in color.

## Exterior Lighting

**Preferred:**

- All lighting is 'downcast' type.
- All lighting fixtures on front entry gate columns and rear gates are photo-cell operated, and must match house exterior lamps.

**Unacceptable:**

No exposed lamp.

## Landscaping

- Landscaping will be provided by the builder (owner) for every lot.
- Landscaping will include at minimum front yard treatment of one front yard tree, one street tree (species in accordance with the attached schedule of tree types for street), front yard shrub planting in a bed or beds making up 15% of the area between the house and the walk or curb (if there is no walk) and the balance of the area will be grass sod. Design of such shall be in keeping and approved by the subdivision consultant and completed by the end of the first growing season, October 1, after the building is closed in.
- Side yards on corner lots will include the portion of the street-edged side yard between the face of the building and the street in calculations for shrub bed areas. An additional tree will be provided in this part of the side yard.

- Landscaping will include at minimum rear yard treatment of at least one shade tree and landscape coverage of at least 80% of the open space, leaving space for shrub beds or gardening plots. Design of such shall be in keeping and approved by the subdivision consultant and completed within one year of the building being closed in.
- Hardy plant types used for all landscape purposes are listed in Schedule C for the builder (owner) to choose from. All plants must be tagged as to type at installation. Minimum sizes of plants are provided in the attached landscaping table. Shrub beds will be finished with plastic bed edging and surfaced with wood mulch. All trees will be placed no closer that 4m from buildings and 3m from walks, driveways, curbs or property lines.
- Side yards will be provided with landscaping coverage.
- Builder is responsible for the proper maintenance of the landscape in good condition until acceptance. Acceptance will require that sod has been mowed at least twice and that all plant material is alive and thriving in the opinion of the developer.
- Sixty percent of the landscape deposit will be released upon completion and acceptance of the front yard landscape and its survival in good condition for 30 days. With the balance being released at completion and acceptance of the rear yard landscaping.

## **Sign Control**

### **Preferred:**

- No signage on the lot except one Canyon Creek Estates sign.
- One realtor's 'For Sale' sign no larger than 24"X 24" and one builder's sign no larger than 24"X 24".
- All signs to be removed within 30 days of issuance of occupancy certificate.

## **Other Requirements**

- House and retaining walls must be designed to follow the natural landscape.
- Minimum of 9'ceilings are required on the main floor.
- Construction completion and occupancy permitted with eighteen (18) months of construction commencement.
- Occupancy is permitted once the house is 100% complete.
- Chimneys must be finished consistent with finish of the house. Exposed metal chimneys will not be permitted.
- Direct vents out of the front of the dwelling will not be permitted.
- A/C units must be screened and placed in a location that respects the neighboring property.
- Canyon Creek home owners are required to engage builders who are in good standing with the Warranty Provider or provide a letter stating that the builder will provide a ten year bond in favor of the home owner to ensure compliance

with all code and quality installation issues. (For details see the General Compliance Guidelines 2.1.1 Warranty Requirement). Builders, and any sub trades used, are required to have a valid license to build in the Town of Lumsden.

## APPENDIX 'A'

### Green Housing Approach

A “green” design and construction process should involve a high degree of collaboration among key stakeholders within the design team. This is an “integrated design process” and the whole-building design approach described below will help the building, its owner, and its occupants achieve the greatest environmental, social, and financial benefits.

#### The whole-building approach to green design

In the past, designers have attempted to improve building efficiency and overall performance by optimizing each subsystem and component separately. A successful whole-building design results in a building that performs much better than a building designed to separately optimize each component. The greatest challenge is to understand that a building’s systems operate interdependently. Whole-building design not only maximizes energy efficiency; it also seeks to minimize the building’s environmental impacts on its surroundings and improve indoor environmental quality for its occupants.

#### Embarking on the pre-design process

Assemble a green team. The integrated design process is a collaborative and iterative process that should involve at minimum your architect, engineers and your builder. An integrated, well-functioning team of building professionals is essential to whole-building design. Chances are that the building owner will not need to assemble all members of the team by him/herself; for instance, a builder will likely choose knowledgeable construction workers for the project. The team members must all understand the project goals and be able to communicate clearly with one another.

Establish your goals for the project. Project goals most often include reduction of energy use and environmental impacts, such as minimizing natural site degradation; heating and cooling loads through passive solar design, or using a certain percentage of recycled materials in construction. General building goals, such as creating a friendly learning atmosphere, an open or private work environment, and other comfort considerations are also priorities. Thinking about how the indoor environment can impact the performance and comfort of occupants is helpful in determining how to design the building to meet their needs.

The Design of your home in Saskatchewan’s Qu’Appelle Valley will respond to the local climate and environment. The existing landscape of the potential site should also be considered. It is preferred that a maximum effort be made to preserve as much of the current vegetation as possible, and limit the construction “footprint” to the smallest necessary area of land.

Beyond design decisions influenced by local environments, the structures and systems

within the building must be developed with consideration of their impacts on each other. For example, in designing a building’s energy systems, an efficient envelope (the building’s basic elements like walls, windows, and roofs) can significantly reduce loss of heat in the winter and absorption of heat in the summer. This can reduce the size of equipment needed for heating and cooling, which can result in significant energy and cost savings. In some cases, a highly efficient building can eliminate the need for certain equipment like air conditioning, further increasing these savings. The following LEED rated concepts should be considered:

LEED Rating Categories	Examples
Energy and Atmosphere	Solar gain through Passive or active solar heating and shading to minimize cooling
	Passive ventilation
Sustainable Sites	Erosion, sediment, and storm water runoff control
	Protection of natural vegetation
Water Efficiency	Water-efficient landscaping
	Water-efficient (low-flow) fixtures
Materials and Resources	Recycled-content building materials
	Reduced construction waste
Indoor Environmental Quality	Use of day light to reduce use of lights
	Low-emitting paints, carpets, wood, and other materials
	Other design innovations

## APPENDIX 'B'

### Definitions

- a) basement – entry single family dwelling means a single family dwelling which has two floors one at grade while the second floor (basement) with the majority of sleeping areas such as the kitchen, living room and family room all on the upper floor and the foyer AND OPTIONAL BEDROOMS AND/OR A BATHROOM ON THE LOWER FLOOR. Unlike a “two-story single family dwelling” a “basement-entry single family dwelling” is completely self-contained on the upper floor.
- b) “bungalow single family dwelling” means a single family dwelling which may have a basement as long as only one floor is visible from the street and provided that the majority of sleeping areas and all living areas such as the kitchen, dining room, living room, and family room area all on the floor visible from the street.
- c) “construct”, and variation of that term, means to construct, improve, install, affix, place or alter, or to permit construction, improvement, installation, affixation, placement or alteration;
- d) “consultant” means an architect in good standing with the Saskatchewan Association of Architects or any successor body or registered design consultant in good standing with the National Home Designers Association or any successor body, or a registered building designer and/or certified residential building designer, who is appointed by the developer and who is approved by the Town of Lumsden as applicable in writing;
- e) “developer” means the registered owner(s) of the fee simple or leasehold estate of all the lots as of the date this schedule is registered in the Land Title office;
- f) “final plans and specification” means the plans, specifications and other information stamped by the consultant as specified in Section 2.4 of this schedule;
- g) “improvements” means any building, accessory building in excess of 10 square meter {105 square feet}, fence or retaining wall constructed or to be constructed on a lot;
- h) “European Country Style” means a family of styles that draws from the more formal heritage of Europe and the eastern United States and includes French Country, English Vernacular and Country European; with some of the design attributes of informal massing, gable and hip roofs, roof dormers, covered porte-

- cocheres and distinctive chimney flues. Additional architectural components include window shutters, brackets or “knee braces” and detailed post and beams supports;
- i) “Land Title Act”, means the Land Title Act of Saskatchewan, as amended;
  - j) “owner” means the registered owner of the fee simple or leasehold estate of a lot;
  - k) “permitted architectural style” means a family of style that includes Edwardian Farmhouse, Craftsman, Prairie (1880-1930) and European Style; with some of the design attributes of “wrap-around” connecting covered verandas, main entry porch structures, gables and roof dormers. Additional architectural components include casement type wood framed windows, proportional to doors grouped together into “bands” or located individually with heavy wood trims. Acceptable Styles means a single family dwelling comprising the following types only:
    - European style
    - Craftsman
    - Edwardian Farmhouse style; and
    - Contemporary interpretation of the above two styles to the discretion of the consultant
  - l) “person” means any individual, corporation, society, association, cooperative, partnership, trust, unincorporated organization, government, or other legal entity, and includes the owner of a lot and the lot developer
  - m) “schedule” means this schedule of restrictions and any further schedules or exhibits attached to it (if any);
  - n) “split level single family dwelling” means a single family dwelling where the upper floor does not completely cover the lower floor and in which the upper floor is limited to bedroom use only. Living areas such as the kitchen, dining room and living room are generally confined to a floor at a lower level, offset from the upper floor (this is the “split” portion). Directly below the upper floor is a floor which often contains the family room, the utility room, the mechanical room and may contain some unfinished basement area;
  - o) “two story family dwelling” means a single family dwelling with a minimum of two floors where bedrooms are limited to the upper floor and living areas such as the kitchen, dining room, living room, and only one bedroom (if any) are exclusive to the lower floor; and
  - p) “Town of Lumsden as applicable” means the Town of Lumsden as applicable of Lumsden.

# APPENDIX 'C'

## Landscaping

### Plant list

Common names	Scientific names	Mature Spread	Planting size
<b>Deciduous Trees</b>			
<b>Street/Shade Trees</b>			
Green Ash	<i>Fraxinus pensylvanica</i> sub. <i>Patmore</i>	4.5m	50 cal.
Little-leaf Linden	<i>Tilia cordata</i>	4.0m	50 cal.
American Basswood	<i>Tilia americana</i>	4.5m	50 cal.
Discovery Elm	<i>Ulmus davidiana</i> "Japonica Discovery"	4.5m	50 cal.
Schubert Chokecherry	<i>Prunus virginiana</i> 'Schubert'	4.0m	40 cal.
<b>Ornamental Trees</b>			
Thunderchild Crabapple	<i>Malus</i> x "Thunderchild"	4.0m	30 cal.
Almey Crabapple	<i>Malus</i> x "Almey"	4.0m	30 cal.
American Mountain Ash	<i>Sorbus acuparia</i>	3.5m	40 cal.
Mayday Cherry	<i>Prunus padus commutata</i>	4.0m	30 cal.
Swedish Aspen	<i>Populus tremula</i> 'Erecta'	1.5m	30 cal.
<b>Coniferous Trees</b>			
Colorado Spruce	<i>Picea pungens</i>	3.8m	1.2m high
Scots Pine	<i>Pinus sylvestris</i>	4.0m	1.2m high
Siberian Larch	<i>Larix dedidua</i>	4.0m	1.2m high
<b>Shrubs Large</b>			
Preston Lilac	<i>Syringa</i> x <i>prestoniae</i>	2.2m	500mm high
Highbush Cranberry	<i>Viburnum americana</i>	2.0m	500mm high
Saskatoon	<i>Amelanchier canadensis</i>	1.8m	400mm high
Amur Maple	<i>Acer ginnala</i>	2.5m	500mm high
Sea Buckthorn	<i>Hippophae rhamnoides</i>	2.4m	500mm high
Red Elder	<i>Sambucus canadensis</i>	2.0m	500mm high
<b>Shrubs Medium</b>			
Purple-leaf Sandcherry	<i>Prunus</i> x <i>cistena</i>	1.0m	500mm high
Siberian Coral Dogwood	<i>Cornus alba</i> 'Sibirica'	1.5m	500mm high
White Gold Dogwood	<i>Cornus sericea</i> 'White Gold'	1.2m	400mm high
Alpine Currant	<i>Ribes alpinum</i>	1.2m	300mm high
Dwarf narrow-leaf Burning Bush	<i>Euonymus nanus</i>	1.0m	300mm high
Rocky Mountain Upright Juniper	<i>Juniperus scopulorum</i>	5.0m	500mm high
Golden Pfitzer Juniper	<i>Juniperus pfitzeriana</i> 'Aurea'	1.5m	400mm spread
Dwarf Mugho Pine	<i>Pinus mugho</i> 'compacta'	1.2m	300mm spread
<b>Shrubs Small</b>			
Coronation Triumph Potentilla	<i>Potentilla fruticosa</i> 'Cor. Triumph'	1.0m	300mm high
Goldflame Spirea	<i>Spiraea</i> x <i>bulmalda</i> 'Gold Flame'	0.6m	300mm spread
Anthony Waterer Spirea	<i>Spiraea</i> x <i>bumalda</i> 'A Waterer'	0.8m	300mm spread
Blue Rug Juniper	<i>Juniperus horizontalis</i> 'Blue chip'	0.15m	250mm spread
Calgary Carpet Juniper	<i>Juniperus sabina</i> 'Calgary Carpet'	0.2m	300mm spread
<b>Vines</b>			
Virginia Creeper	<i>Parthenocissus quinquefolia</i>	0.4m	400mm long



## Plan Submission

Prior to the application for a building permit, the applicant must submit to the developer the following information:

- Two copies of the site plan to scale, indicating the location of the building, all setbacks, final grades, retaining walls, proposed floor elevations, driveway location with slope indicated.
- Two copies of exterior elevations of all sides of building(s), specifying exterior building products and color samples for exterior materials.
- Plans must comply with any and all applicable building codes and restrictions of the Town of Lumsden.
- A fifteen thousand dollar deposit required at time of submission. Ten thousand return upon final inspection of home, and five thousand returned upon completion of landscaping. Funds to remain in trust to Canyon Creek Estates.
- Plans must comply with building guidelines per Ground Engineering.
- The developer must approve any additional buildings such as sheds and garages before construction begins.
- **No construction will commence without stamped approval from Canyon Creek Estates.**

**\*\* A consultation with an Architect approved by Canyon Creek Estates is strongly recommended prior to finalization of the home drawings and site placement.**