

**Schedule 3**  
**Eastside Phase 1 – Lot 3, Block 9, Plan 0913590 & Lot 40, Block 10, Plan 1011863**  
**Architectural Control Guidelines**

**USE**

1. (a) The lands shall be used for the construction of medium density residential developments only.  
  
(b) Notwithstanding paragraph 1(a), nothing contained therein shall limit or prohibit an owner from applying for and obtaining from the appropriate municipal planning authority a home occupation permit pursuant to the appropriate municipal bylaw.

**DEVELOPMENT CONTROL**

2. Each dwelling to be constructed on the said lands shall not cover more than 50% of the lot size, including the size and dimensions of any garage, patio, covered deck, porch or like part of a building.
3. Any outbuildings shall not exceed 200 square feet (19 square metres). Outbuildings shall include: sheds, gazebos, or ancillary buildings to the dwellings. All outbuildings shall be constructed with exterior finishing or material similar to the dwellings.

**DESIGN AND ARCHITECTURAL CONTROL**

4. No dwellings or outbuildings shall be erected on the lands unless the plans and specifications relating thereto are submitted to the Development Officer for approval and the Development Officer has communicated the approval in writing. The plans and specifications relating to all buildings to be erected upon the lands which require approval of the Development Officer shall include:
  - a) Final building and landscape grade;
  - b) Setback of the residence from all property lines;
  - c) The architectural style for the construction of the dwelling;
  - d) The form, size, exterior material surfaces, color, location of windows, number of stories, roof structure and profile of the dwelling and any outbuildings; and
  - e) Driveways and parking areas with respect to location and surface materials.

**BUILDING MASS AND SITE DESIGN**

5. (a) Siting of building(s) and architectural characteristics shall ensure an appropriate fit with adjacent development(s) and ensure integration with the streetscape.  
  
(b) Each dwelling in a multi-family development that has no associated

private ground level courtyard requires a balcony or terrace.

(c) Consideration should be given to the location, orientation, window placement, building height, and location of on-site open spaces to preserve privacy of adjacent development.

(d) Buildings shall include articulation along the facades that face streets, and box-like buildings shall be discouraged.

(e) Main building and individual unit entrances should be designed towards pedestrian walkways that connect pedestrians to the street and emphasized by special architectural elements (e.g. verandas).

(f) Building front facades shall feature a variety of forms, colors, materials, architectural details and styles.

(g) Front and side facades of a corner building shall address both streets with continuous and consistent architectural design.

**MATERIALS AND COLOR**

6. (a) A minimum of 15% of the front elevation must be stone or brick.

(b) Similar materials shall be used on all sides of each building to achieve a consistent character.

(c) Buildings greater than 2 storey's shall be a combination of stucco, stone or brick.

**ROOFS**

7. (a) All roof slopes must be 5:12 or greater. Steeper pitches than the minimum stated are encouraged where appropriate to the architectural style to ensure roof form variety within the streetscape.

(b) Gables must include some architectural detail (i.e. projections, vents, patterning) Building rooflines shall be articulated.

**GARAGES**

8. (a) Attached garage (if present) should not dominate the massing of the street-facing façade and shall be complimentary in terms of character and quality to the principal dwelling.

(b) No direct access to public road.

**PARKING LOT**

9. (a) Surface parking lots should be located at the rear of the buildings and screened from public sidewalks and streets by architectural site elements and enhanced landscaping.

(b) Where parking provided within or from a side or rear building setback, is exposed to adjoining properties, suitable landscaping is to be provided along such boundary to soften the visual impact of the parking.

### **LANDSCAPING**

10. (a) All lots at a minimum must have entire front yards landscaped and soft landscaping is encouraged. Soft landscaping shall consist of vegetation such as trees, hedges, shrubs, grass and ground cover. All areas of soft landscaping shall be provided with an adequate means of irrigation.
- (b) Sites containing more than 15 dwelling units shall incorporate private outdoor amenity open space which is for the common use of all residents.
- (c) Xeriscape designs are encouraged.
- (d) Side yards shall be fenced in accordance with the Town of Redcliff Land Use Bylaw.

### **BUILDING CONSTRUCTION REQUIREMENTS**

11. Construction of the dwellings, once approved by the Developer, shall be commenced within (24) months from the date of the sale/purchase of the lot ("Completion Date").
12. Completion of the dwellings shall proceed diligently and, in any event, shall be completed within forty-eight (48) months from the Completion Date.
13. Commencement of construction shall mean all the basement walls and the entire sub-floor will be completed and in place, as per the plans submitted and approved by the Developer, and all outside basement excavation backfilled.
14. Completion of the construction shall mean when the dwellings are ready for occupancy as determined by the building inspector for the Town of Redcliff.
15. All driveways must be made out concrete, paving stone, asphalt, or other approved hard surface, and construction must be completed twelve (12) months from the date of the completion of the construction.
16. Landscaping shall be completed within one year after occupancy.
17. Any and all foundations must be certified by a qualified independent engineer.
18. All construction shall be in accordance with the levels or grades as established pursuant to the building grade plan prepared by the Planning and Engineering Department of the Town of Redcliff. The Purchaser, on completion of the dwellings, may be required to provide a Real Property Report, grade slip or other documentation satisfactory to the Planning and Engineering Department of the Town of Redcliff evidencing that rough grade of the lot satisfies the requirements of the established building grade plan.
19. Due to the known existence of fill materials, the Town may require in certain circumstances a bearing certificate from a qualified geotechnical consultant certifying the

bearing capacity of certain lots in the subdivision as identified on the Building Grade Plan prepared by the Planning and Engineering Department of the Town of Redcliff. The cost of obtaining such certificate shall be the sole responsibility of the Purchaser.

20. All level or grades of the side yards or rear yards as the case may be of the lots as established in the plan aforesaid shall not be altered in any manner whatsoever.
21. All construction shall be in accordance with the surface contours and surface drainage system as established between the residences constructed on the lots as approved by the engineer of the Town of Redcliff at the time of construction of such residence.
22. All surface contours and surface drainage systems established shall not be altered in any manner whatsoever. Without restricting the generality of the foregoing, the owner or owners from time to time of each of the lots shall not:
  - a) suffer or permit dirt, fill, loam, gravel, paper or other debris, weeds, snow, ice or slush, (collectively referred to as "material") to fill or accumulate or remain on or upon the lands and which material would:
    - i) alter the level or grades of the lot or lots as established by the grade plan;
    - ii) restrict, impair, impede, alter or otherwise interfere with the drainage across the lots, including, without limiting the generality of the foregoing, drainage through or around any drainage control fence, grass swale, concrete or asphalt drainage or other drainage control structure which may be erected on the lots.
  - b) Alter, remove, damage or otherwise interfere with any drainage control fence, grass swale, concrete or asphalt drainage gutter or other drainage control structure which may be erected on the lots.