



In Beaumont

Architectural & Design Guidelines
Phase 6A & 6B

August, 2017

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DIRECTORY

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1.0 ARCHITECTURAL STYLES

The Architectural Styles will be Craftsman, Heritage, and Prairie.

It is recommended that the home owner further research styles and become familiar with the correct details of the housing style of choice.

Craftsman Style Requirements

Overall Building Massing

The Craftsman, or Arts and Crafts, style includes bungalows, 1 ½ storey designs with low pitched roofs. Roof overhangs are 1'6" minimum and 2'0" preferred. Verandas are integral and dormers emphasize the styling.

Roof Styles

Permitted roof styles include cottage and gable roofs either side or front to back combinations. Roof pitches are 5/12 or greater than 8/12 with front facing inset gables.

Window Styles and Placement

Windows have a vertical orientation: double hung or divided panes with grills in the upper sash while the lower sash is plain. Window surrounds are simple. Windows should be ganged in pairs at minimum.

Stone or Brick Profiles

Brick, ledge stone and river rock are permitted and should be used on this style. Stone and brick may be applied at fireplace chases, columns, verandas and garages. Application in panel effect is discouraged. Stone tile is not acceptable finish for this style.

Exterior Cladding

Craftsman style homes may be finished in smooth stucco, brick siding or shakes. More than one dominant finish is used on each elevation, applied horizontally and separated by a wide trim board. Trims are generally painted, stained or metal clad. Stucco clad trims may not be suited.

Colours

Colours suited to the Craftsman style include deep earth tones accented by heavy white trims. Colours may also be tone on tone.

Defining Details and Entrance Treatment

Partial and full width verandas are a major element of the Craftsman style. Verandas often have a gable roof consistent in pitch and detailing with the main roof, and typically supported by massive tapered columns. The columns may be full height or half height resting on the veranda deck or extending from roof to ground. The base will be later than the post and likely tapered in stone, shakes or a painted finish. Dormers and inset gables are finished in shakes, exposed beams or angle braces. Entry doors are simple in styling and include small glass panes.

Heritage Style Requirements

Overall Building Massing

All model types are included with an emphasis on grounded proportions where the eye is drawn to the street level. Roof slopes are moderate to high at 7/12 or greater. Roof overhangs are minimum 1' 6" at moderate pitch and minimum 12' at higher pitch.

Roof Styles

Permitted roof styles include hip or side to side and front to back gable. Front facing gables are clad in siding or shakes and are defined by shadow bands at the eaves.

Window Styles and Placement

Windows have a vertical orientation and may include rectangular or elliptical transoms. Grills are installed in the entire pane or upper third. Heavy wood surrounds frame on all openings.

Stone or Brick Profiles

Stone and brick are applied in a panel effect or as a substantial accent. When applied as an accent, the top edge is finished with a soldier course or heavy step trim.

Exterior Cladding

May be finished in smooth stucco, brick siding or shakes. A combination of finishes is commonly used. Trim and surrounds on stucco clad models are painted and not stucco clad. All siding profiles must be lap board style. Cover profiles will not be permitted. Hardi Plank siding is preferred.

Colours

Colours suited to the Heritage style include deep earth tones accented by heavy white trims. White and light cladding colours are not suitable.

Defining Details and Entrance Treatment

Entrances are covered at a level that encloses and protects the space, at the first level or at a proportionate height. The style, width and detailing of the entranceway creates a sense of arrival. Verandas are common. Columns are solid and substantial with wide base or step detail top and bottom.

Glass lights in traditional styling are commonly included at the overhead door. Entry doors are simple and often include square glass panes. Style definition borrows heavily from the Craftsman style with shakes, shutters and gable braces.

Prairie Style Requirements

Overall Building Massing

Two storey or bungalow style will be permitted. The footprint is often L shaped. Roof slopes are to be low. 5/12 or less with wide overhangs and deep fascias.

Roof Styles

Characterized by a simple hip or side gable roof.

Window Styles and Placement

Windows are large, organized and consistent in shape, often incorporating transoms. Windows are uncluttered by omission of grid patterns.

Stone or Brick Profiles

Brick is the most desired material for this style. Ledge stone is permitted. Both brick and stone are applied in panel effect. Brick is smooth, often applied with a rock face soldier course to emphasize the horizontal. In the Estate series, a full brick front is required in consideration of vinyl siding at sides and rear.

Exterior Cladding

Prairie style homes by be finished in smooth stucco or flat brick, often outlined with wood trim. Horizontal siding may also be used. Vinyl siding will not be permitted. Hardi Plank siding may be suitable.

Colours

Colours suited to the Prairie style are mid to dark earth tones with monochromatic or darker contrasting trims.

Defining Details and Entrance Treatment

Defining details are the horizontal presentation and simplified forms. The entry is typically recessed with side lights and is defined by approach. Entry doors are plain and may be oversized.

2.0 STREETSCAPE

Care must be taken to integrate the unique values of each home with special attention to the relationship with neighboring properties. Relative massing, siting and style will be of utmost importance in assuring each home compliments its neighbor and the subdivision. Building massing, siting and style may be adjusted and/or alternate treatments requested to reinforce the streetscape. Entranceways will be covered at a level that encloses and protects the space. The style, width, height and detailing of entranceways will together create a sense of arrival.

3.0 HOUSE SIZE

Minimum House Sizes: House sizes will be controlled by both the Developer and the Town of Beaumont Land Use Bylaw.

The Town of Beaumont Land Use Bylaw is R1-B Low Density Small Lot Residential and R2 Residential Semi-Detached/Duplex for all lots in Phases 6A & 6B. Please see the attached "Appendix A" for the R1-B and R2 requirements.

Houses are to have a consistency of mass and volume within the streetscape. As such, house widths and sizes must relate proportionately and logically to the lot width and neighboring houses.

Homes will be reviewed on their individual merits of design, massing, proportion, and compatibility.

4.0 SITE PLANNING AND GRADING

Site planning and grading must accommodate the natural slope of the land with variations in grade absorbed within the building mass as much as possible. Lot grading must be in strict conformance with the approved grading plan for the subdivision. The minimum slope allowed is 2% with a maximum of 25%.

Special attention is to be given to the treatment of exposed concrete foundation walls. A maximum of 2'0" of parged concrete will be permitted on the front and corner elevations. Variation in grade and basement design may require cladding material be lowered or extended to within 2'0" of ground level accordingly.

Front entry steps are to be a maximum of three risers per set. Where the grade calls for more than three risers, the run must be split. Exceptions to this requirement may be granted in consideration of unique design, topography and lateral bracing concerns. If there are more than three risers per set, the step will be a minimum of 4' wide with appropriate railing style.

Additional setbacks may be required to articulate and provide streetscape differentiation to all proposed homes. Homes will be reviewed on their individual merits of design, massing, proportion and compatibility and, where the Architectural Consultant considers the plan to be exceptional, and, provided that the house conforms to the general trend of the neighborhood, exceptions may be considered.

5.0 GARAGE/DRIVEWAY/WALKWAY

All homes must be provided with a double attached garage, constructed with the home and located in accordance with the garage location plan. Homes should be designed to integrate the garage and minimize its appearance while enhancing the mass of the house itself. Some of the architectural measures that can achieve this are proportionate development of the second floor above the garage and an emphasis on entrance treatments.

As per the Town of Beaumont Land-Use Bylaw, the principal dwelling and any accessory buildings combined shall not cover more than 40% of the lot.

Overhead doors shall be finished in the same color as the wall cladding. The height between the overhead door and eave line should be kept to 2'0". Where the design exceeds 2'0", special treatment is required. Front driveways and walkways may be constructed of concrete, including plain, stamped and colored concrete, colored concrete pavers and exposed or washed concrete. Where colored concrete or pavers are utilized, the color must be expressly approved. The front driveway may only be as wide as the garage. Additional driveway width may be allowed at the discretion of the Consultant and upon application by the Builder. The front walkway must be a minimum of poured concrete in broom finish. Individual patio blocks will not be permitted.

6.0 IDENTICAL ELEVATIONS

The same elevation shall be separated by 2 lots on the same side of the street (XOAX) and will not be permitted directly across the street. To be considered different, an alternate elevation must reflect substantial modifications. Repetitive use of elevations (this includes front elevations as well as high visibility rear elevations) will be monitored to ensure interesting streetscapes.

7.0 EXTERIOR COLORS

All the exterior color schemes must be approved. Colours cannot be repeated within 2 lots on the same side of the street (XOAX) and will not be permitted directly across the street. The use of a third accent color is required. Bright accent colors may be allowed (example for modern interpretation) and all accent colors must be complementary to the house colors.

The overhead garage door must be painted to match the wall cladding.

8.0 CORNER LOTS

Houses on corner lots require special design consideration. Flanking side elevations should have suitable front elevation treatments with principal roof planes sloping towards view. All models will be considered for corner lots based on their unique suitability to these locations. Two story models will be considered only if it is demonstrated that the design is suitable in massing and style. For two story models this may include variation in wall planes, roof at second floor set back of main floor to provide substantial roof mass between floors, appropriate wall heights, window placement and use of detailing.

Lots affected: Lot 16, Block 13, Phase 6A
Lots 17 & 23, Block 10, Phase 6B

9.0 HIGH VISIBILITY LOTS

Lots designated high visibility require special design consideration. These elevations must incorporate attention to detailing consistent with the front elevation and the overall design.

Rear Elevation: Lots 5 – 20, Block 11, Phase 6B
Side Elevation: Lot 25, Block 13, Phase 6A
Lot 42, Block 9, Phase 6A

10.0 WALKOUT LOTS (NOT APPLICABLE)

Rear elevations must avoid the appearance of a three-storey dwelling and must minimize blank wall space. The architectural devices that will best achieve this are a combination of variation in wall planes, downhill sloping roofs, dormers, decks and balconies.

All elevated decks for homes on walk-out lots that back onto amenity spaces must be built at the initial time of construction and must be identified on the building plans.

11.0 ROOFING

Roof slopes will be a minimum 6/12. Exceptions with 4/12 Roof pitches will be considered for Prairie. Roof pitch on a Bungalow design will be a minimum of 7/12 and may be required to be increased to ensure an acceptable streetscape. Eave overhangs are to be proportionate to the design of the home. Cantilevers and boxouts on visible elevations (front, corner and perimeter lots) must include their own roofline and

overhang. All fascia boards are to be a minimum of 8”.

Roof material is to be either:

IKO Cambridge Shingles in the following colors: Weatherwood, Driftwood, Dual Black or Charcoal Grey.

BP Mystique Shingles in the following colors: Weatherwood, Charcoal Grey, Sandstone, or Slate Black.

GAF – Timberline – Weatherwood, Slate, Charcoal, Barkwood.

All furnace and fireplace chimneys must be contained in a corbelled chase.

12.0 EXTERIOR FINISHES

The use of window and door surrounds and/or a combination of battens, trim boards, louvers and brick or stone will be a feature on all homes. It is the intent of this clause to ensure all openings visible from the front street will be detailed with appropriate trim.

Brick or stone (masonry) is required on each home in a panel effect. The full front of the garage should be finished in masonry. As an alternate, the brick or stone may be used to a minimum 75% of the wall height if appropriate to the design. All entries shall be accented with brick or stone.

Permitted cladding materials include vinyl siding and wood siding in horizontal application, brick/stone in stacked application, stucco, and Stonetile.

All trim and masonry details must be returned 24” around corners.

Parging not to exceed 2’0” on front and corner elevations.

An emphasis on entrance treatments is a requirement. Such treatment may include the use of verandahs, courtyards, and covered entries. Where the design does not lend itself to this concept, the use of alternate detailing and feature windows will be considered.

13.0 FENCING

A fence may be erected around the rear and side perimeter of the lot but shall not exceed the height of 1.8 meters (5.92 ft) in height for side or rear yards.

Post sizes: 4” x 6” x 10’ treated.

Board sizes: 1’ x 6” rough spruce.

Rails across: 2’ x 6’.

All fences should be built with SPR wood and painted Cloverdale Paint WeatherOne Semi Transparent Stain, colour “Taupe”. Any lots backing onto Municipal Reserve land must have a 4-foot black chain link fence on the rear of the lot backing directly onto that space.

Please see “Appendix B” for Fencing Details.

14.0 LANDSCAPING

It is the responsibility of the homeowner to landscape the front yard. In the case of corner lots, the front yard shall include the flanking sideyard to the sidewalk, curb or boulevard and to the rear corner of the house.

Single Family Attached Garage

The minimum landscape standard for all lots shall consist of sod, one tree and a prepared shrub bed containing at least eight shrubs. The minimum deciduous tree shall be 2” caliper, measured 6” above ground. The minimum coniferous tree (spruce or pine) must be a minimum of 6’ tall. Shrubs shall be at minimum 18” in height or spread. A prepared bed is defined by edging (landscaping vinyl, brick, concrete, etc.).

Duplex

The minimum landscape standard for all lots shall consist of sod, one tree and a prepared shrub bed containing at least **six** shrubs. The minimum deciduous tree shall be 2” caliper, measured 6” above ground. The minimum coniferous tree (spruce or pine) must be a minimum of 6’ tall. Shrubs shall be at minimum 18” in height or spread. A prepared bed is defined by edging (landscaping vinyl, brick, concrete, etc.).

Please see the attached “Appendix C” for the Town of Beaumont Approved List of Trees.

Any trees located along the back of the lots cannot be removed or harmed, but must remain to retain the natural beauty of the area. Trees planted by the Developer in surrounding areas are not to be removed.

All landscaping must be completed, in accordance with the requirements herein, within six (6) months of completion of the house (subject only to seasonal limitations).

The Landscape Deposit will be paid to ensure, inter alia, compliance with these guidelines. The amount of the Landscape Deposit to be paid will be:

- a. \$2,500.00 for each Lot purchased pursuant to the Lot Purchase and Sale Agreement; or
- b. If the Purchaser forms part of the Vendor’s builder group (which determination is to be made by the Vendor in its sole discretion), the sum of \$2,000.00 for each Lot which sum will be paid to the Purchaser (builder) by each homeowner as set out in the Standard Terms and Conditions.

The Landscape Deposit will be held and dealt with in accordance with the Standard Terms and Conditions.

Completion of fencing is not a requisite to the final inspection, however if fencing is in place at the time of final inspection it will be assessed for compliance with the guidelines spec. Non-compliance will be treated as a deficiency, affecting the refund of landscaping deposit.

Upon completion of landscaping, the Purchaser shall call for inspection by the Vendor’s Consultant. If upon inspection the Vendor’s Consultant determines that the landscaping has not been satisfactorily

complied with, there will be a charge of \$150.00 deducted from the Landscape Deposit for all re-inspections required. Upon approval of the landscaping requirements herein and satisfaction of other terms relating to the Landscape Deposit, subject to deductions made, the Vendor will refund the Landscape Deposit to the Purchaser, or if the Landscape Deposit is collected by the Purchaser from its homeowner, the Vendor will authorize the Purchaser to release the Landscape Deposit.

15.0 ANCILLARY BUILDINGS / GARDEN SHEDS

The side wall elevations of all ancillary buildings and garden sheds shall not extend higher than adjacent fencing. Where such structures are visible from public adjacencies (i.e. all perimeter lots, corner lots and lots backing onto the lake), exterior wall finishes, style and color shall compliment those used on the house. Roof style and materials are to match the materials used on the roof of the house.

Accessory Building for Both R1-B & R2

Front Yard Setback (min.)	No closer than the Principal Building
Rear Yard Setback (min.)	12.2 m, except where the facing wall of the Detached Garage to a Lane shall not be less than 6.5 m from the Rear Property Line
Side Yard Setback (min.)	1.2 m
Building Height (Max.)	5.0 m

16.0 INTERPRETATION

The enforcement, administration and interpretation of these guidelines shall be at the discretion of MLC Group or its designated consultant. The unfettered application of these guidelines shall be without notice or precedent.

17.0 SITING

17.1 Consultant

Check with the Architectural Consultant and Surveyor for all applicable drawings, and any special conditions.

17.2 City Regulations

Ensure that city regulations are met and note relevant plans regarding utilities and rights of way.

17.3 Grading

Check Building Grade Plans and conform to them. Do not grade to existing vacant lots or unfinished lanes, but to elevations provided.

17.4 Plot Plans

Hagen Surveys, 780-464-5506, shall prepare all plot plans and perform all stakeouts in the subdivision to facilitate establishing building elevations that are consistent and appropriate.

18.0 SUBDIVISION APPEARANCE

18.1 Signage

In order to maintain cohesiveness for signage within the subdivision, all signage will be supplied by the Developer, i.e. all model signs, directional signs and general information signs. The only signage to be supplied by the Builders Group will be on lots owned or sold by that Builder. Excessive abuse of signage, including sandwich boards may necessitate removal of ALL Builder and Realtor signs.

18.2 Excavation Material

Builders must ensure that all excavation is kept within the confines of their lot. Any spillage on a road, land, sidewalk or neighboring lot must be removed immediately or the Developer will arrange for its removal and invoice for expenses.

18.3 Clean Up

Builders should encourage timely removal by all subtrades of litter on building sites. Failure to comply will result in a clean-up bill being charged to the lot. **Builders must supply a bin or similar container for the length of construction on their lot (section 21-24.11.7c).** Any general clean-up of the subdivision implemented by the Developer can and will be charged pro-rata to all builders.

18.4 Construction Activity

Each Builder is responsible for inspecting the condition of curbs, sidewalks, street lights, services, etc. on his lot and must submit written notice of any damages to the Developer (within 21 days of purchasing the lot) prior to commencing construction, otherwise costs for repairing any damages becomes the sole responsibility of the Purchaser/Builder.

19.0 APPROVAL PROCESS

BUILDERS MUST SUBMIT THEIR PLANS AND COLOUR SCHEMES TO THE DEVELOPERS ARCHITECTURAL CONSULTANT FOR APPROVAL PRIOR TO OBTAINING PERMITS FROM THE TOWN OF BEAUMONT.

Prior to building the Builder inspects the lot and all services. All discrepancies or damage to be reported in writing with the application and copy forwarded to the Developer.

Before applying to the City for a development permit, the applicant shall submit plans for approval of WINDWARD LANDTEC INC. Application shall include the following:

- a) One complete set of house plans;
- b) Two Copies of the Plot plan, prepared by Hagen Surveys, showing lot houses grades and drainage patter, floor and garage elevations; and
- c) Completed application form.
- d) Material and color samples, as required.

WINDWARD LANDTEC INC. will review the plan and recommend approval, modification, or rejection of the application based on the adherence of the plans to these guidelines. Should disputes arise, the Developer shall make the final decision on the acceptability of plans. Once approved, WINDWARD LANDTEC INC. will send a copy of the application indicating any changes to the applicant. After approval, the plans may not be altered without prior approval of WINDWARD LANDTEC INC. WINDWARD LANDTEC INC. will keep an up-to-date record of plans showing house types, color, roof lines, and grades, to advise the applicants of

how their proposed house will best fit into the existing situation.

Approval of any and all house plans will be at the sole and unfettered discretion of the Developer. No stake-out will be granted until approved by WINDWARD LANDTEC INC.

20.0 DAMAGE DEPOSITS

The Builder shall supply a damage deposit or Letter of Credit in the amount of \$5,000.00 (regardless of the number of lots) which is due prior to house plan and grade approval to cover:

1. Contravention of architectural objectives.
2. Possible damage to:
 - (a) Curb stop - water valve
 - (b) Sidewalks, curbs and gutters
 - (c) Driveway aprons and asphalt
 - (d) Boulevard landscaping and trees
 - (e) Rear gutters and walkways
 - (f) Light standards
 - (g) Fire hydrants
 - (h) Cathodic Protection points
 - (i) Grading and drainage swales
 - (j) Fencing

20.1 Deposit Return Procedure

1. Exterior completed in accordance with these guidelines and as approved by the architectural consultant
2. Landscaping satisfactorily completed as per requirements
3. Final grading certificate.
4. Final grade acceptance from the Town of Beaumont.
5. Water valve exposed and marked
6. Sidewalks, street, lane, gutters, and curbs cleaned
7. Application made in writing to WINDWARD LANDTEC INC.

Upon completion of construction, site works, and landscaping, a final inspection is done to ensure compliance with the architectural guidelines and to check for any damages to municipal improvements. The following items must be completed prior to a request for final inspection:

- * Home constructed in compliance with the Guidelines and the approved plan
- * Construction complete including seasonal work on exterior, site cleared of all debris, sidewalks, and curbs cleaned, cc marked and exposed
- * Landscaping completed in accordance with guideline requirements
- * Grading certificate for rough grade is provided with city approval

To initiate the final inspection, a request form accompanied by the approved grading certificate must be forwarded by the builder to WINDWARD LANDTEC INC.

The Developer must receive the Final Acceptance Certificate first from the Town of Beaumont prior to returning any deposits. It could be a two-year warranty period before Final Acceptance is completed.

APPLICATION FOR HOUSE PLAN APPROVAL



Subdivision _____
 Lot _____ Block _____ Plan _____
 Homeowner _____
 Municipal Address _____



APPLICANT INFORMATION

Name _____
 Address _____
 City _____ PC _____ Tel _____ Fax _____
 Job No _____



HOUSING DESIGN

Type Bungalow Bi-Level Split Level Two Storey Other
 Area Main Floor _____ Second Floor _____ Total Floor _____ Sq.Ft. _____
 Form Roof Style _____ Roof Pitch/Slope _____ Fascia Size _____

Exterior Detail	Manufacturer	Material	Colour
Roof	_____	_____	_____
Wall	_____	_____	_____
Brick / Stone	_____	_____	_____
Trim	_____	_____	_____
Soffit, Fascia	_____	_____	_____
Window	_____	_____	_____
Front Door	_____	_____	_____
Garage Door	_____	_____	_____
Chimney	_____	_____	_____
Driveway	_____	_____	_____
Driveway Border	_____	_____	_____
Verandah	_____	_____	_____

NOTE:
 Colour - Please specify Manufacturer's name, reference number and colour: Example, Olympic 704 Brown
 Siting and grades as per surveyors plot plan.
 Conformance to setback and lot grading requirements are the responsibility of purchaser and /or builder.

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 consultants 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 they will hold the developer and its designated consultants harmless from any action resulting from the use of this information.

Date _____ Signature _____
 12128 - 121A Street, Edmonton Alberta T5L 0A4 Tel. 780.454.6799 Fax: 780.454.6896 email: info@windwardlandtec.com

APPLICATION FOR HOUSE PLAN APPROVAL

“APPENDIX A” TOWN OF BEAUMONT LAND USE BYLAW

R1-B Low Density Small Lot Residential and R2 Residential Semi-Detached/Duplex
The Town of Beaumont Land Use Bylaw



8.3 R1-B LOW DENSITY SMALL LOT RESIDENTIAL DISTRICT

8.3.1 **Purpose:** This District is intended to accommodate smaller Dwelling Units, thereby allowing a diversity of house sizes in the community.

8.3.2 **Permitted Uses:**

- a) Accessory Building
- b) Single Detached Dwelling

8.3.3 **Discretionary Uses:**

- a) Bed and Breakfast Establishment
- b) Garage Suites
- c) Home Based Business
- d) Secondary Suites
- e) Show Home
- f) Temporary Sales Centre
- g) Utility Buildings, Structures or Installations

8.3.4 **Development Regulations:** In addition to the General Regulations outlined in Part 4, the following provisions shall apply to every Development in this District.

MINIMUM/MAXIMUM STANDARD	PRINCIPAL BUILDING	ACCESSORY BUILDING
Lot Width (min.)	11.0m	
Lot Depth (min.)	35.0m	
Lot Coverage (max.)	40%	
Front Yard Setback (min.)	6.0m for residential dwelling 6.5m for attached Garage	No closer than the residential dwelling
Rear Yard Setback (min.)	7.5m except in the case of a Corner Lot the Setback shall be 1.5m	1.2m, except where the facing wall of the Detached Garage to a Lane shall not be less than 6.5m from the Rear Property Line



MINIMUM/MAXIMUM STANDARD	PRINCIPAL BUILDING	ACCESSORY BUILDING
Side Yard Setback (min.)	1.5m - except <ul style="list-style-type: none"> • where there is no Lane Abutting the Lot, one Side Yard shall be at least 3.05m for vehicular access, unless there is an attached Garage; • on a Corner Lot where the Building fronts on the Front Yard, the minimum Side Yard Abutting the flanking Public Roadway (other than a Lane) shall be a minimum of 3.5m; and • on a Corner Lot where the Building fronts on a flanking Public Roadway (other than a Lane), the minimum Side Yard Abutting the flanking Public Roadway shall be 6.5m. 	1.2m
Main Floor Area (min.)	78.97m ² – Bungalow or Bi-Level 67.35m ² – Split level or 1½-Storey 56.67m ² – 2-Storeys or more	
Building Height (max.)	10.0m	5.0m

- a) the Lot width on an irregular or Corner Lot shall be measured 6.0 metres into the Lot from the Front Property Line;
- b) the minimum depth of an irregular shaped Lot shall be 35.0 metres along the centerline or one side of the property may be 35.0 metres in length; exceptions may be made to accommodate a practical design provided the minimum depth of the lot is not less than 33.5 metres;
- c) in no case shall the Front Property Line be less than 6.0 metres unless, in the opinion of the Development Officer, a lesser frontage is desirable to accommodate an aesthetically pleasing and practical design in a cul-de-sac; and
- d) the design of dwellings must ensure individuality and a variety of dwellings within the District. This will require consideration of the exterior treatment of materials, textures, rooflines and wall openings on the same side of the Public Roadway as well as directly across the Public Roadway from one another. Therefore, designs shall only be allowed to be repeated after every third Principal Building as illustrated by the sequence A B C D A.



8.5 R2 RESIDENTIAL SEMI-DETACHED/DUPLEX DISTRICT

8.5.1 **Purpose:** This District is intended to accommodate Semi-Detached and Duplex Dwelling Units allowing for a diversity of house sizes in the community.

8.5.2 Permitted Uses:

- a) Accessory Building
- b) Duplex Dwelling
- c) Semi-Detached Dwelling

8.5.3 Discretionary Uses:

- a) Group Care Facility
- b) Home Based Business
- c) Secondary Suites
- d) Show Home
- e) Single Detached Dwelling
- f) Temporary Sales Centre
- g) Utility Buildings, Structures or Installations

8.5.4 **Development Regulations:** In addition to the General Regulations outlined in Part 4, the following provisions shall apply to every Development in this District:

MINIMUM/MAXIMUM STANDARD	PRINCIPAL BUILDING	ACCESSORY BUILDING
Lot Width (min.)	8.0m – Semi-Detached Dwelling 10.0m – Duplex Dwelling 11.0m – Single Detached Dwelling	
Lot Depth (min.)	35.0m	
Lot Coverage (max.)	40%	
Front Yard Setback (min.)	6.0m for residential dwelling 6.5m for attached Garage	No closer than the Principal Building
Rear Yard Setback (min.)	7.5m except in the case of a Corner Lot the Setback shall be 1.5m	1.2m, except where the facing wall of the Detached Garage to a Lane shall not be less than 6.5m from the Rear Property Line

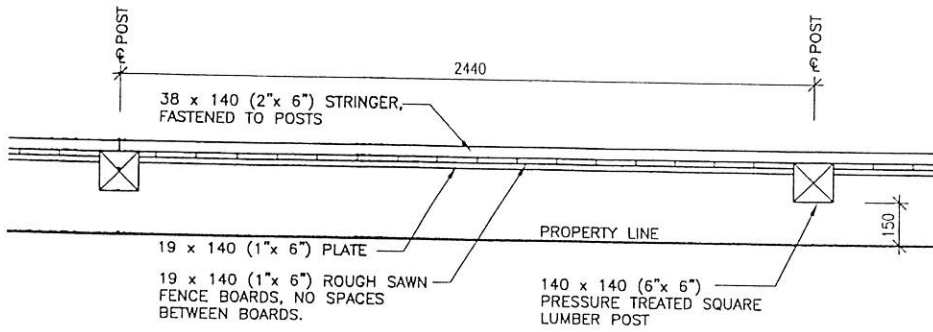


MINIMUM/MAXIMUM STANDARD	PRINCIPAL BUILDING	ACCESSORY BUILDING
Side Yard Setback (min.)	1.5m - except <ul style="list-style-type: none"> where there is no Lane Abutting the Lot, one Side Yard shall be at least 3.5m for vehicular access, unless there is an attached Garage; on a Corner Lot where the Building fronts onto the Front Yard, the minimum Side Yard abutting the flanking Public Roadway (other than a Lane) shall be a minimum of 3.5m; and on a Corner Lot where the Building fronts on a flanking Public Roadway (other than a Lane), the minimum Side Yard abutting the flanking Public Roadway shall be 6.5m. 	1.2m
Main Floor Area (min.)	78.97m ² – Bungalow or Bi-Level 67.35m ² – Split Level or 1½-Storey 56.67m ² – 2-Storeys or more	
Building Height (max.)	10.0m	5.0m

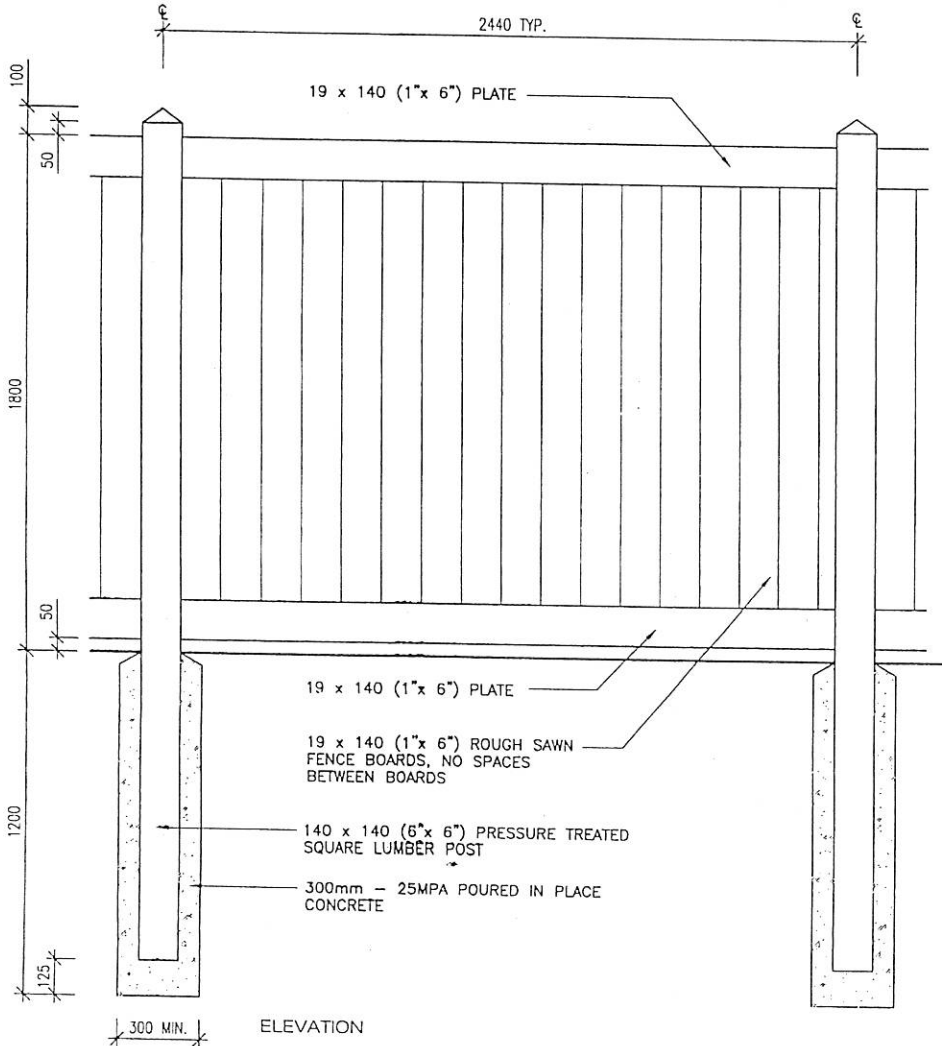
- a) the Lot width on an irregular or Corner Lot shall be measured 6.0 metres into the Lot from the Front Property Line;
- b) the minimum depth of an irregular shaped Lot shall be 35.0 metres along the centerline, or one side of the property may be 35.0 metres in length; exceptions may be made to accommodate a practical design provided the minimum depth of the Lot is not less than 33.5 metres;
- c) in no case shall the Front Property Line be less than 6.0 metres unless, in the opinion of the Development Officer, a lesser frontage is desirable to accommodate an aesthetically pleasing and practical design in a cul-de-sac; and
- d) the design of dwellings must ensure individuality and a variety of dwellings within the District. This will require consideration of the exterior treatment of materials, textures, rooflines and wall openings on the same side of the Public Roadway, as well as directly across the Public Roadway from one another. Therefore, designs shall only be allowed to be repeated after every third Principal Building as illustrated by the sequence A B C D A.

“APPENDIX B” FENCE DETAIL PLAN

**Cloverdale Paint WeatherOne Stain
Stain Colour: Taupe (EX099)**



PLAN VIEW



ELEVATION

NOTE:

FENCE TO BE 150mm INSIDE PROPERTY LINE TYPICAL.

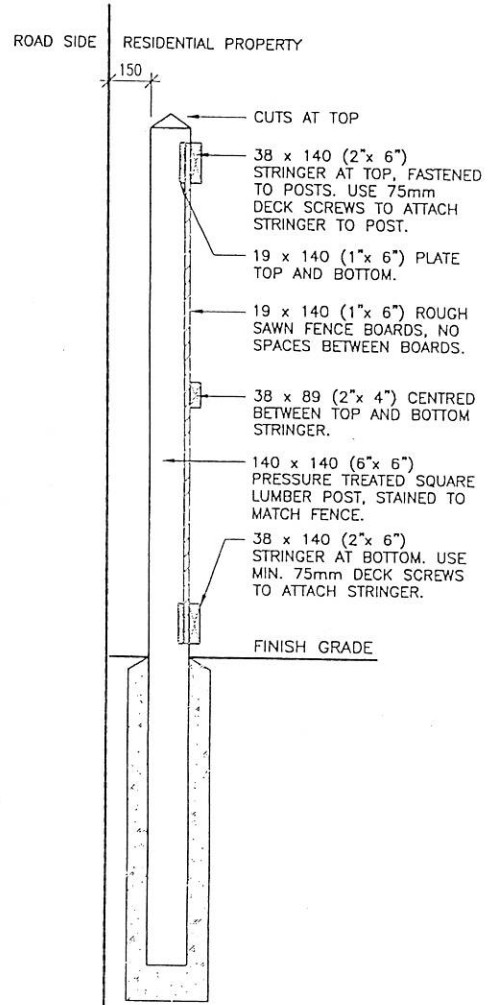
NAILS ARE TWISTED HOT DIP GALVANIZED.

NAILS TO BE 50mm ARDOX FOR BOARDS.

PAINT: 2 COATS OF STAIN, COLOUR TO BE DETERMINED. STAIN TO BE APPLIED TO MANUFACTURERS SPECIFICATIONS.

PRESSURE TREATED POSTS TO BE TREATED WITH A SOLUTION OF PENTACHLOROPHENOL AND PETROLEUM TO CSA-080 SPECIFICATIONS.

PRIOR TO INSTALLATION OF FENCE, THE CONTRACTOR SHALL ENSURE COORDINATION WITH ALBERTA FIRST CALL TO STAKE ALL UTILITIES.



SECTION

1.8m HEIGHT TIMBER SCREEN FENCE

DETAILS

SCALE 1:20

APPENDIX “C” TOWN OF BEAUMONT APPROVED TREE LIST

Coniferous:

Douglas Fir
Jack Pine
Swiss Stone Pine
Lodgepole Pine
Scots Pine
Colorado Spruce
Norway Spruce
White Spruce

Deciduous:

Black Ash or Green Ash
American Brasswood or European Brasswood
Paper Birch*
European White Birch*
Ohio Buckeye
Amur Cherry
May Day Tree
Pincherry
Schubert Chokeberry
Siberian Flowering Crabapple
Flowering Crab Cultivars
American Elm
Siberian Elm
American Larch
Siberian Larch
Japanese Tree Lilac
Manitoba Maple
Silver Maple
American Mountain Ash
European Mountain Ash
Russian Mountain Ash
Snowy Mountain Ash
Bur Oak
Russian Olive
Ussurian Pear
Griffin Poplar
Brooks #6 Poplar
Northwest Poplar
Sharp Leaf Willow
Siberian White Willow
Golden Leaf Willow
Laurel Leaved Willow

*Birch species may be acceptable only in certain applications due to their susceptibility to Leaf Miner.

Note: Poplar and Willow species are not acceptable in boulevard areas, residential lots and near storm/sanitary sewer lines (20 m clearance) due to their water seeking tendencies.