

BY-LAW NUMBER 2007/36

BY-LAW NO. 2007/36 is a by-law of the County of Wetaskiwin No. 10 in the Province of Alberta, to authorize the adoption of an Area Structure Plan for the purpose of providing a framework for subsequent subdivision and development of the area known as Viewland Resorts in NE 26-45-1-W5M in accordance with Section 633 of the Municipal Government Act, Chapter M-26.1, Revised Statutes of Alberta 2000, and amendments thereto.

WHEREAS: at the requirements of County Council, as per Policy 6606, an Area Structure Plan has been prepared for NE 26-45-1-W5M.

AND WHEREAS: the proposed Area Structure Plan has been widely circulated and discussed within the County pursuant to Section 230, 606(1), and 633(1) of the Municipal Government Act, 2000, Chapter M-26.1, and amendments thereto.

NOW THEREFORE: the County of Wetaskiwin No. 10, duly assembled, hereby enacts as follows:



(a) The document attached to this By-law as "Appendix A", together with accompanying maps, is hereby adopted as the *"Viewland Resorts, NE 26-45-1-W5M"*.

2. This by-law comes into effect on the date of third reading.

READ: A First time this 17th day of May, A.D., 2007.

READ: A Second time this 17th day of May, A.D., 2007.

READ: A Third time and finally passed this 17th day of May, A.D., 2007.


REEVE

SECRETARY-TREASURER

AREA STRUCTURE PLAN

For

PROPOSED SUBDIVISION

NE 26 – 45 –1 –W5

VIEWLAND RESORTS LTD.

In the

COUNTY OF WETASKIWIN

Prepared by

Henning F. Rasmussen, P. Eng.

November 2006

Revised March 2007

1. INTRODUCTION

The owners of NE 26 – 45 – 1 – W5 – hereinafter referred to as the Developer – are proposing to subdivide their land into a Recreational Resort subdivision with approximately 75 lots as shown on the concept plan, which is attached as an Appendix.

The proposed subdivision is located south of Highway 13 and Pigeon Lake near Battle River, as shown on the attached location plan. The land is currently zoned agricultural. The total area is approximately 160 acres.

The Developer intends to create a subdivision that would appeal especially to people with interest in recreation, such as golf, fishing, hiking and bird watching. The subdivision will – of course – due to its proposed zoning primarily attract RV people who may eventually build permanent homes on their lots.

Lot sizes will range from a minimum of approximately 5000 square metres (1.25 acres) to a maximum of approximately 15,000 square metres (3.75 acres). There will be one large 6.5 acre lot in the centre of the subdivision. The minimum frontage width will be 50 m except on cul-de-sacs where the frontage may be less.

An Area Structure Plan (ASP) is required by the County of Wetaskiwin before Council will approve a rezoning and subdivision. This ASP has been prepared based on information obtained from the County of Wetaskiwin, Sabatini Earth Technologies Inc., Land Data Technologies Inc. and the Developer.

A preliminary Groundwater Availability Study (Aquifer Evaluation) prepared by Sabatini Earth Technologies will be submitted with this ASP as supporting documentation.

The Appendix to this ASP contains

- location plan
- aerial photo
- development concept plan and layout
- orientation discussions with adjacent landowners
- traffic impact assessment
- aquifer evaluation
- architectural guidelines
- soil report

2. **EXISTING CONDITIONS**

The land is located approximately 5 km south of Highway 13 and Pigeon Lake and overlooking Battle River. Access to the proposed development is by the existing county road from Highway 13.

2.1 **Site Characteristics**

The land is sloping towards the Battle River Valley in a southwesterly direction at an average of about 5 %. There is a relatively flat area in the east central portion of the quarter (which will become the site of the proposed recreational centre).

The soil is predominantly a thin layer of topsoil over a silty clay material with some small gravel deposits. The location of the groundwater table is not known but is generally expected to be well below 2 m. It is noted that a preliminary soils investigation has been carried out at this point in time.

The NE 26 is mostly pastureland, seeded in grass, with the exception of a relatively narrow bush covered portion along the north boundary.

There are a few natural shallow depressions where water may collect during runoff.

There is a pipeline running in a north-south direction along the western portion of the quarter.

An aerial photo is attached in the Appendix to illustrate the site characteristics of the quarter and the surrounding area.

2.2 Use of Surrounding Lands

The land immediately to the north, south and west of the proposed development is zoned agricultural. There is a golf course (Dorchester Golf Club) and campground to the east – across the road from NE 26. The nearest major existing subdivision is to the north at the Village at Pigeon Lake along Highway 13.

There are no intensive livestock operations impacting the proposed development.

Although there are gas pipelines and gas wells in the vicinity of NE 26 it will not interfere with the subdivision development.

2.3 Former Land Use

The land has always been used as farmland (mainly cow pasture) following the clearing of the bush many years ago. As far as is known there has never been a yard site on the quarter and therefore it is extremely unlikely that the ground has been contaminated by pesticides, herbicides, animal waste, oil spills or any other harmful substances.

2.4 Present Land Use

The land is currently used as pasture for a cow/calf operation.

There is a pipeline located along the west side of the quarter. The location of the pipeline is shown on the layout and concept plan in the Appendix.

2.5 Historical and Archaeological Features

It is considered unlikely that the subject land contains any features of historical or archaeological interest. However, as required by Provincial Regulations, a copy of this ASP will be forwarded to the Historical Resources Division of Alberta Community Development for comments.

3. PROVINCIAL AND FEDERAL REGULATIONS EFFECTING DEVELOPMENT

There is no highway within 800 m of the site and therefore the Developer is not required to submit an ASP for review by Alberta Transportation. The Developer has prepared a traffic impact assessment report, which is attached in the Appendix.

There are no identified sites, past or present, of gas and oil wells on NE 26 and the pipeline along the west side does not limit development to any extent outside of the pipeline R.O.W.

There are no landfill sites, sewage treatment sites, intensive livestock operations, sour gas installations or municipal boundaries in the vicinity of the proposed subdivision that would limit the development of NE 26.

The nearby Battle River to the south will not be impacted by the development. Adequate quality of the storm water runoff from the proposed subdivision into Battle River will be ensured through an engineered retention pond, to be located at the southwest corner of NE 26.

4. PROPOSED SUBDIVISION DEVELOPMENT

The proposed layout of the subdivision is shown on the attached concept plan in the Appendix.

The layout is basically governed by the contours of the land, i.e. the internal roadway system is designed in such a manner that the earthwork is kept to a minimum and the storm water drainage has been accommodated.

There are 74 lots, ranging from a minimum of 5000 square metres (1.25 acres) to a maximum of 15,000 square metres (3.75 acres). There is also a large 6.5 acre lot located at the centre of the subdivision intended for use as a recreational area.

4.1 Municipal Reserves, Public Utility Lots, Easements, Recreational and Commercial Activities

The Developer is proposing to dedicate the area between the pipeline R.O.W. and the west boundary of NE 26 and the area south of the proposed retention pond as Municipal Reserve. The area of this MR is approximately 3.9 hectares (9.6 acres), which is less than the required 10 % of the total lot area of 64.7 hectares (160 acres). However, the Developer intends to offer payment in lieu at the rate set by the County.

The Developer proposes to provide public utility lots or easements along the rear of the lots to accommodate sewer lines, power, telephone and natural gas lines, very much like the concept with "back lanes" as seen in urban areas.

The proposed P.U.L./Easements are 10 m wide, which would allow for installation of sewer pipes without disturbing the adjacent lots.

The P.U.L./Easement along the south boundary of the subdivision would contain an interceptor ditch, diverting the runoff from the three cul-de-sacs towards the retention pond at the southwest corner.

It is noted that the P.U.L./Easements along the rear lot lines would also serve as riding trails and walking trails. The trails will be grassed (or graveled) as may be agreed upon by the County.

In addition to the P.U.L. or Easements along the rear lot lines, Public Utility Lots will be required for the storm water retention pond and the fire pond.

In addition to the above Public Utility Lots or Utility Easements a number of Drainage Easements will be required as shown on the concept plan and there will be a 3 m utility easement on each side of the roadway R.O.W.

Lot 75 is intended for use other than RV or residential. The Developer intends to use it as a recreational centre and/or park for recreational activities on a commercial basis within the confines of the zoning bylaws. Adequate parking will be provided for users. Access points will be from the end of the cul-de-sac at the north end and from the County road along the south end.

4.2 Road Access

The existing County road, adjacent to the proposed subdivision, has a cold mix surface and – on some sections – an oiled surface. The average surface width is estimated at approximately 7 – 7.3 m. The county road intersects with Highway 13 approximately 5 km north of the proposed subdivision.

A 10 m wide area along the west side of the existing County road will be provided for future road widening. In addition to this widening of the R.O.W. a 3 m easement will be established for utilities.

There will be two entrances from the existing County road to the subdivision as shown on the concept plan.

The internal subdivision road will have a 20 m wide right-of-way, which would allow for a 7.3 m wide top and ditch/slopes to County specifications for rural subdivisions and there will be a 3 m utility easement on each side of the road R.O.W. The surface will have a gravel finish. A covenant will be registered against the title of each lot, requiring the lot owners to pay for all costs associated with a future paving of the internal subdivision roads.

There will be 4 cul-de-sacs, which will be oversized to allow for additional snow storage, with a minimum top turning radius of 17 m and with ditches and slopes to County standards. The R.O.W. radius will be 22 m.

It is anticipated that the quarter section immediately to the west of NE 26 will be developed at some point in time. This future development will have access from the county road that currently terminates at the northwest corner of NW 26. However, in order to establish an alternate access to a future subdivision, a

roadway connection to the proposed subdivision in NE 26 has been included in the design as shown on the concept plan attached in the Appendix.

The Developer intends to enter into a Development Agreement with the County of Wetaskiwin to pay an offsite levy for road improvement on Range Road 11.

4.3 Water Supply

Water supply to the proposed subdivision will be by individual wells. County of Wetaskiwin Land Use Bylaws allow for individual wells where the minimum lot size is 1858 square metres (20,000 sq. ft.) with a minimum frontage width of 30.48 m (100 ft.).

Sabatini Earth Technologies Inc. has prepared an aquifer evaluation report. The report indicates that there is sufficient water available for the proposed subdivision and the intake will not adversely affect existing users in the surrounding areas.

The aquifer evaluation report is submitted as a supporting document to this ASP.

4.4 Storm Water Management

Storm water runoff will be channeled through the roadside ditches and the P.U.L./Drainage easements towards the retention pond, located at the southwest corner of the proposed subdivision. The required capacity and size of the pond will be determined through a detailed engineering design in connection with the roadway and roadside ditch design. The roadside ditches will also act as retention/storage areas for storm water runoff.

It is estimated that an area of approximately 2500 square meters will be sufficient for the retention pond located at the south west end.

It is noted, that the proposed fire pond will also act as a retention pond or settlement pond and will become part of the overall storm water management system.

Drainage easements will be provided where necessary, for example along lot lines from the cul-de-sacs towards the south boundary interceptor ditch, in order to ensure positive drainage towards the retention pond.

A 10 m P.U.L. will also be provided along the east side of lot 70 from the proposed fire pond - located on lot 75 - in order to allow for a ditch to drain overflow from the pond towards the roadside ditch to the south.

The storm runoff will exit the retention pond through a natural water-course towards Battle River. This water-course is currently the natural channel for runoff from NE 26.

An acceptable quality of storm water entering Battle River will be achieved by reducing the amount of sediments and nutrients that may be washed into the river. A retention pond will act as a sediment pond and/or catch basin where most of the sediments from the proposed subdivision will get trapped. It is noted, that it is a generally accepted fact that much of the nutrients is carried by sediments.

In order to further enhance the quality of the storm water it is the intention of the Developer to initiate an education program, advising the lot owners of the benefits of limiting the use of fertilizers and herbicides.

A lot grading plan may not be required. However, the individual lot owners will be encouraged to follow Best Management Practices (BMP) for lot grading with regards to surface runoff.

4.5 Sewage Disposal

The Developer recognizes that a regional piped sewage disposal system for the South Pigeon lake area may be constructed at some point in the future.

The Developer proposes to install a piped sewage system within the 10 m P.U.L./Easements along the rear lot lines. Alternatively, the sewer lines may be installed within the roadway R.O.W.

Since a regional sewer line has not yet been constructed in the vicinity of the proposed subdivision, the internal system will be “dry”, i.e. not in use until connected to a future regional line. At which time connection to the regional line will be mandatory and the cost (less any grants) will be the responsibility of the lot owners.

The piped sewage collection will be based on the low pressure system. Lot owners will be required to install septic tanks at each individual home. Only fluids will be entering the small diameter collector mains.

In the initial phase – until the system is connected to a regional sewer line – the individual septic tanks will be used as holding tanks for pump-outs.

It is anticipated, that many of the lot owners will initially use the lots as RV sites and will only be present on weekends or during holidays. The volume of sewage is therefore expected to be relatively small, at least for the first few years. The Developer proposes that a covenant be registered against each lot making it

mandatory for lot owners to connect the septic tanks (holding tanks) to the piped sewage system c/w individual pumps and to pay for costs associated with the construction of such connections, once the piped subdivision system can be connected to a regional trunk line. Until such time as a piped sewer transmission line is available to connect to the internal subdivision dry line, the development will be subject to the applicable Sewer Off-site Levy Bylaw.

4.6 Utilities

Natural gas will be supplied by the local gas provider. The main distribution line will be located within the 3 m utility easement along the internal roadway R.O.W.

Electricity will be by overhead power and telephone will be by underground cable, all to be located within the 10 m P.U.L./Easement or 3 m utility easements wherever feasible.

4.7 Solid Waste Disposal

The County of Wetaskwin operates a solid waste transfer site at Lakedell about 7 km from the proposed subdivision. Individual lot owners are expected to take the waste to this site.

4.8 Fire Protection

Fire protection services will be provided through the South Pigeon Lake Volunteer Fire Department, which is managed by the County Fire Chief. The fire station is located approximately 5 km away from the proposed subdivision.

A water source (pond) for fire protection will be located on a P.U.L. in the central portion of the subdivision, adjacent to lot 75.

The fire pond will require a year round useable water volume of at least 1365 cubic metres. This would require a pond with typical dimensions of 40 m wide by 60 m long by 4 m deep in order to account for ice cover and sediment build-up.

Side slopes would typically be 5 to 1 continuous to 0.9 m below the mean water level, followed by a 3 to 1 slope to the bottom. The bottom dimension would typically be 10 m by 25 m.

A pipeline will be installed from the fire pond to a point located at the southeast corner of lot 70, where a fire hydrant –which will be clearly marked- will be installed. This way the fire crew will have two locations to obtain water – one at the pond itself and one at the hydrant. The pipeline will be located within the 10 m P.U.L. east of lot 70 and there will be an off-road parking area for the fire truck at the hydrant.

4.9 Policing

The proposed subdivision will be policed by the Wetaskiwin RCMP Detachment and bylaw enforcement will be by the County of Wetaskiwin Constabulary.

5. PROPOSED ZONING

The Developer requests that the NE 26 be rezoned Recreational Resort.

6. PROPOSED PHASING

The Developer proposes to develop the subdivision in 3 phases.

Phase 1 would consist of lots 1 – 15 and lots 54 – 75 with phase 2 consisting of lots 16 – 29 and phase 3 consisting of lots 30 – 48.

It is anticipated that the first phase will be developed within 2 – 3 years of the start of the project and that the subdivision will be fully completed within a period of 6 – 8 years.

7. PUBLIC PARTICIPATION PROCESS

Orientation sessions for the general public are not considered necessary.

The Developer has contacted adjacent landowners and outlined the proposed development to them. A report on the discussions with these landowners is attached in the Appendix.

It is noted that the proposed development will be advertised in the local papers and the public hearing process will also give people the opportunity to raise any concerns they might have regarding this subdivision.

Submitted, November 2006

Revised, March 2007

Henning F. Rasmussen, P. Eng.

Consulting Civil Engineer

APPENDIX

- location plan
- aerial photo
- development concept plan and layout
- orientation discussions with adjacent landowners
- traffic impact assessment
- aquifer evaluation
- architectural guidelines
- soil report



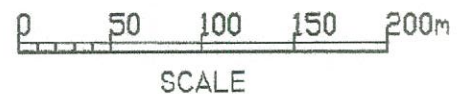
NE 26-45-1-W5

Battle River

AERIAL PHOTO



ALL ROADS ARE 20M R.O.W. WITH 3M
UTILITY EASEMENTS ON EACH SIDE
THE LOTS ARE 5,000 M² OR LARGER
LOT SIZES ARE APPROXIMATE ONLY



VIEWLAND RESORT LTD.

Appendix D

#7 Public Participation Process

The adjacent landowners were informed of the proposed development.

Some landowners were contacted by phone and some were met in person.

Most landowners were somewhat reserved with their comments. They were informed there would be a public hearing on the development and they could make any comments or suggestions to the Development board at that time.

Comments ranged from "Good luck" to wondering if the pasture would still be rented this year. Some questions were around the price of land in the area and if Viewland Resorts would be purchasing any more property.

Appendix E

3 Provincial regulations (Traffic impact assessment)

Prepared by: D.A. Watt Consulting

Summary: Any improvements needed on Highway 13 are related to solely **Non-Site** related traffic. The proportion of the site related traffic to the total intersection traffic is minimal, of approximately **5%**.

Report attached:

SCHEDULE "A"

Viewland Resorts Riverfront LTD.

River Ridge Estates

ARCHITECTURAL CONTROLS

Viewland Resorts Riverfront LTD.

River Ridge Estates

INTRODUCTION

River Ridge Estates is the pre-eminent recreational/resort community in western Canada. Your decision to purchase property in this development will be rewarded by an exceptional quality of life.

The intent of these Architectural Controls is to develop a "character" for River Ridge Estates that allows a range of variety and richness to develop on individual houses while at the same time creates an underlying order and cohesiveness in the entire subdivision. Adherence to these controls will ensure that your investment is protected and that River Ridge Estates remains the pre-eminent recreational community in western Canada.

The simple North American house forms first built in the area and the brilliantly coloured prairie farm buildings in the area form the basic character for the houses of River Ridge Estates. These houses typically employed wood or log siding, often stained in intense saturated colours, with gable or hipped asphalt shingle roofs. Porches or enclosed sunrooms were also common as well as the small-paned traditional window of the period.

The colours used shall be deep greens, red, burgundies, blues and ochre's. This is consistent with the earlier ranch homes and the painted prairie barns found in the region. The colour palette also complements the deep greens and blues of the water and surrounding foliage. Trim colours shall be predominantly white, again historically consistent with the area.

The front porches, streets lined with trees and the park areas are intended to evoke feelings of the small towns of yesterday. The architecture of the individual houses should reflect this.

ARCHITECTURAL CONTROLS

The County of Wetaskiwin Land Use Bylaw and these Architectural Controls have established the standards for development as set out by Viewland Resorts Riverfront Ltd. Specific reference should be made to the County of Wetaskiwin Bylaw requirements in all cases. Conformity with these Architectural Controls does not supercede the required Municipal approval process.

The Developer and his consultants assume no responsibility for the accuracy of the information herein provided, or for any losses or damages that may be attributed to the use of this document.

1.0 MODIFICATION OF GUIDELINES

Adherence to these guidelines is mandatory. However, in the pursuit of a high standard of design and a pleasing variety of housing styles, the Developer is prepared to relax specific guidelines to better achieve the above objectives. Since it shall be at the discretion of the Developer to determine whether an individual design offers sufficient quality to grant the relaxation of one or more of the guidelines, you are advised to consult the Developer prior to commencing detailed plans.

Notwithstanding any statement or drawings in this document, the Developer reserves the right of final approval of the exterior design and colour and site work of all homes in River Ridge Estates and to alter these Architectural Controls without notice.

2.0 THE LOT

The siting and size of the buildings shall conform to the requirements of the County of Wetaskiwin current Land Use Bylaw. The dwellings and open spaces on each lot shall be designed and constructed to achieve a pleasant streetscape, to protect the privacy of each dwelling and to take maximum advantage of the natural characteristics of the lot such as sun angles and the relationship to the river, the valley and the street. Siting and house layout should minimize overview and overshadowing of neighbors.

Building setbacks from the front, rear and side property lines as well as the maximum site coverage will conform to the requirements of the County of Wetaskiwin Land Use Bylaw. As of July, 2000, the front, side and rear yard setbacks are as follows:

<u>Front</u>	<u>Side</u>	<u>Rear</u>
8 m.	5 m.	10 m.

Side yard set backs may be relaxed on pie shaped lots to 1.5 m.

Currently the lots are designated as per the site layout. The Developer will provide building grades information to the Purchaser of each lot to assist him in the siting of his house.

2.1 LOT GRADING

Lot grading is to be consistent with the subdivision-grading plan.

Retaining walls are to be avoided and replaced by slopes of landscaping. Railway or landscape ties are not permitted.

Exposed foundation walls shall not exceed the maximum height of 24 inches.

Particular attention should be paid to the provision of an adequate drainage system. No grading shall be done which causes water retention on the lot, or causes water to drain into neighboring lots.

2.2 LANDSCAPING

A landscape plan for all front, side and rear yards shall be submitted as part of the plan approval process. The landscape must be designed as an integral part of the house and must take into consideration the attributes of the lot, the house characteristics and the landscape and housing design of the adjoining properties.

As a minimum, the landscape plan will provide for the sodding of all yard areas and the planting of two trees, of at least 6 feet in height and 2 ½ inch caliper in the front and back yard.

2.3 FENCES

Rear and side yards may be fenced, but no fencing will be allowed to extend into the front yard area. Side yard fences shall be "so called" good neighbor fences and a maximum of 6' in height. Corral style fencing using planks or rails is encouraged as it keeps with the ranch theme. A ranch style rail fence may be used in the front yard.

The location of fences at the back of the Units shall be consistent from Unit to Unit. Fences at the back of the Units shall be located on the rear property line of the Unit. Any future replacement of the fence shall be built in the same location as the original fence.

2.4 DRIVEWAY AND SIDEWALKS

Each Unit shall include a driveway with a minimum width equal to the width of the garage and a minimum length measured from the edge of the street of 24 feet.

Sidewalks in the front yard shall match the finish of the driveway.

3.0 THE HOUSE

The design of the dwelling units should contain enough variety to create interest while at the same time achieving a balanced harmony of forms, colours and themes. Houses shall be a minimum of 1200 sq. ft. and of the so-called "Ranch or Victorian" style. Houses shall be a maximum height of 28' above grade.

Second hand homes, used homes and mobile homes will **not** be allowed in the subdivision.

3.1 MASSING AND REPETITION

House forms, heights and facade details should be coordinated with neighboring houses to ensure a gradual transition from one type of house to another.

Abrupt changes in the heights of eaves and fascias shall be avoided from house to house.

Two houses of the same plan and the same elevations shall be separated by at least two other houses. The same house plan may be situated next to a similar house provided extensive changes are made to the front and rear elevations. The Developer at his sole discretion shall make the decision as to whether the proposed changes are adequate. These changes are necessary in order to avoid monotony in the streetscape.

Houses of the same house body colour must be separated by at least one other house of a different colour.

Striking contrast between building sizes and shapes within a small area is not acceptable. The objective is to provide enough variety to create interest with a balanced unity of form, colour and themes.

3.2 EXTERIORS

Special attention to the exterior treatment of the house is necessary. Detailing which is important to the design's integrity is considered essential and should not be omitted.

3.2.1 ROOFS

The specific roof forms that are allowed include: gable, cottage (hipped, combination cottage and gable, dormers (with gable, bay or cottage roofs), mansard, bays and turret.

The following roof forms are **not** allowed: shed, and A-frame.

Roof overhangs shall extend 2 feet from the building wall. Where the roof pitch design does not facilitate this amount of overhang, it may be reduced to 18 inches. Columns may come forward to the edge of the roof such that there is no overhang between this eave and the column line.

3.2.1 ROOFS

Roofs may be covered with asphalt shingles or coloured metal roofing. Galvanized metal roofing will not be allowed.

Soffits shall be of coloured aluminum.

Fascias shall be of colored aluminum, with a minimum size of 2" x 8".
(On log homes soffit and fascia may match exterior finish)

Galvanized finish for roof stacks; flues, flashings, etc. are not allowed. These should be prefinished in a neutral colour or painted to match the roof colour. Gutters and rainwater leaders shall be the same colour as the fascia and soffit. Care should be taken to achieve proper drainage away from the house and to minimize erosion at the termination of spouts by using splash pads or retractable spout extensions.

3.2.2 WALLS

Siding on all elevations shall be James Hardie siding products, or equivalent. Riverstone, artificial stone and brick would be acceptable enhancements. Vinyl siding, or aluminum siding, will not be permitted.
(As new products are developed they may be considered)

Siding boards shall be a maximum size of 1x8. Larger sizes will not be permitted.

A base of approximately 1 metre in height above the main floor is preferred. The base materials shall be horizontal beveled siding.
Above the base, the siding shall be vertical or horizontal.

On gable roof forms, the end walls may use sunburst patterns, horizontal or beveled siding or vertical tongue and groove siding or a combination of these elements with a maximum size of 1x8.

All corners, windows, doors, fascias, balustrades and lines of change of materials shall use 1x4 or 1x6 trim boards. It is a primary objective of the house designs that the trim detailing be significant, so that each house has a strong feeling of richness when viewed from the exterior. (Trim colours should be predominantly white) Porch balustrades, railings, window trim, wall trim, fascias, column, and sunburst patterns are all encouraged.

Log siding or log structures would be allowed as that keeps with the ranch theme.

ALL PREFABRICATED FIREPLACE FLUES ARE TO BE FRAMED AND CLAD WITH AN APPROVED FINISH. EXPOSED METAL FLUES ARE **NOT** ACCEPTABLE.

Masonry chimneys are allowed. The finish shall be riverstone, artificial stone, brick (subject to being individually approved by the Developer), Hardie siding or equivalent or combination thereof that **is acceptable to the Developer.**

USING THE WALL AS A DECORATIVE ELEMENT IS ENCOURAGED.

3.2.3 WINDOWS AND DOORS

Windows and doors should be designed as an integral part of the house and rich detailing is particularly recommended. Generally symmetrical shaped, circle, half-circle, square or vertically rectangular windows with traditional muntin bars are acceptable. Muntin bars may be wood or plastic inserts.

Asymmetrical window forms and horizontal windows may be permitted in certain designs at the discretion of the Developer.

Front doors with glass and muntin bars are encouraged.

3.2.4 PORCHES/DECKS

PORCHES SHOULD BE A DOMINANT ELEMENT ON THE STREET ELEVATIONS. Porches encourage neighborliness and they create a richness of detailing on the house facade.

Front and rear porches or decks may extend the entire width of the building or any lesser portion thereof, depending on individual design constraints.

The maximum depth, which a deck may project into the rear yard setback area, is 4.0 meters.

3.2.5 FOUNDATIONS

Concrete walls shall not be exposed more than 2 feet above finished grade.

All exposed concrete shall be parged with a textured finish.

Basements will be allowed. As well walkout basements may work well on some lots.

3.2.6 EXTERIOR LIGHTING

Recessed pot lights on front and rear porches are encouraged.

3.3 GARAGES

Garages may be attached. Attached garages must be a maximum of 30 feet by 30 feet and have a door height not exceeding 7 feet. The Developer, in its sole discretion, may allow garages that exceed these size restrictions if the garage can be integrated into the house and lot design to maintain the "Ranch " design of the house. Detached garages may be allowed on lots large enough to accommodate them. Detached garages will be located at the rear of the house and will have a maximum height of 27' above grade. All house guidelines regarding form, colour and materials shall apply also to garages.

3.4 GARDEN SHEDS

Garden sheds are permitted to a maximum of one per Unit and to a maximum size of 12 feet by 12 feet. The garden shed must have an exterior finish matching the exterior of the home and be located no further than 10 feet from the rear of the home.

The Developer, in its sole discretion, may allow garden sheds that exceed these size and location restrictions if the garden shed can be integrated into the house and lot design to maintain the "Ranch" design of the house.

3.5 T.V. SATELLITE DISHES OR ANTENNAS

T.V. Satellite dishes not exceeding 18 inches in diameter are permitted to a maximum of 2 dishes per Unit. Any other form of antennas is not permitted.

3.6 FIRE PITS

Outside fire pits to a maximum inside diameter of 36 inches and maximum height of 12 inches above grade are permitted to a maximum of 1 per Unit. Notwithstanding the above all fire pits must conform to county fire regulations.

3.7 PLUMBING/SEWAGE SYSTEM/PUMPS

To limit waste discharge all plumbing fixtures (i.e. toilets, showers, etc.) must comply with R2000 building standards.

The waste disposal system (pump, tank and accessories) shall comply with the specifications set by the Developer.

4.0 UTILITY LINES

Utility Lines are located in the public utility lots or easements. Purchaser shall be responsible for the cost and completion of all utility connections to the specifications of the Developer.

5.1 APPROVAL PROCESS

In addition to the review and approval requirements of the County of Wetaskiwin, the Developer has established a prior supplementary design review process to ensure that the completed residence conforms to the Architectural Controls.

5.2 PRELIMINARY DESIGN REVIEW

It is recommended that the Purchaser submit a preliminary sketch of the proposed house (or modifications, as appropriate) to the Developer as early as possible in the process, so that the design may be checked for compatibility with the neighbouring houses.

A preliminary meeting with the Developer is strongly recommended. This meeting will provide the Purchaser with basic design information and site-specific requirements.

5.3 ARCHITECTURAL APPROVAL

The Purchaser must make application for Architectural Approval (the "Application") before submitting plans to the County of Wetaskiwin for a development permit.

In order to assist the Purchaser with the preparation of the house-siting plan, the Developer will provide to the Purchaser the following building grades information:

- property lines,
- location of services,
- lowest top of footing,
- suggested finished grade,
- sanitary service invert,
- required location of driveway.

To make the Application, the following documentation is to be submitted to the Developer:

- a The River Ridge Estates Application for Architectural Approval form fully completed and signed by the Purchaser.
- a Two copies of the house siting plan drawn at a 1:200 scale, which will identify the following:
 - b finished grade elevations at the midpoint of the side property lines,
 - c finished grade elevations at all house corners, garage corners, center of the garage door and the main entry to the house,
 - d surface drainage pattern including the location, size and depth of swales,
 - e top of footing elevations,
 - f elevation of basement and garage floor slabs,
 - g elevation of finished main floor,
 - h outside deck elevations,
 - i all exterior dimensioning of the house and garage,
 - j location of the house and garage from all property lines,
 - k location and sizes of decks, patios, stairs and ramps,
 - l slope of driveway;
- a Two sets of complete house construction drawings including plan views, elevations and sections drawn at either 1:50 scale or 1/4" scale;
- a Two copies of a landscaping plan showing the accurate locations of proposed trees, shrubs, fencing and other ornamental features (this plan will include a fencing elevation detail, if applicable);
- a An exterior finish schedule listing the materials and colours on the elevations including roofing, siding, trim and corner boards, soffits, gutters, fascia boards, garage doors, driveway and sidewalk.

The Application will be reviewed by the Developer to determine its adherence to the Architectural Controls. The Developer will issue an approval, rejection or list of required amendments within 5 working days. It will be a condition of the

architectural approval that the Purchaser will execute the Builder's Security Deposit agreement with the Developer and to provide the Developer with certified funds in the amount of the Security Deposit as set out in the Purchase Agreement.

The Developer shall return a marked-up set of plans to the Purchaser. The original application will be signed by the Purchaser at this time to certify that he has understood all requirements pertaining to his approval. The Developer for future reference will keep the original application form and one set of marked-up plans.

The Purchaser is reminded that in addition to complying with the requirements of these Architectural Controls, he must comply with all other regulations of regulatory bodies having jurisdiction. The Developer's approval is not to be used for construction purposes without the issuance of a development permit and a building permit.

5.4 PRE-CONSTRUCTION LOT INSPECTION

Prior to proceeding with any site work or construction activities, the Purchaser is to contact the Developer and request an initial lot inspection. Any damage or deficiencies to subdivision improvements will be noted. The Purchaser will not be held responsible for these items. An initial lot inspection report will be issued and the Purchaser should give a copy of this to his builder prior to proceeding with site work.

The Purchaser will be fully responsible for the costs of any repair work for damage not listed on the initial lot inspection report.

5.5 UNFORESEEN PROBLEMS AND DISCREPANCIES

If any potential site development problem is recognized and is related to issues concerning any of the Developer's approvals, the Developer will take no responsibility for providing an alternative solution unless notified by the Purchaser prior the any site construction work commencement.

Neither the Developer nor his consultants will be responsible for any site discrepancies. Should lot remedial work be required either before or after construction is complete, responsibility for costs, design and construction lies with the Purchaser.

5.6 INTERIM BUILDING REVIEW

The Developer will carry out on-site inspections during construction to ensure compliance with approved plans. Changes to the approved design must be made in writing. **Changes without approval will result in a loss of a portion or all of the purchaser's security deposit.**

Changes required by the municipality during construction must be submitted to the Developer, who may require further amendments in order to allow for municipally required changes without detriment to the overall development.

5.7 FINAL BUILDING APPROVAL

Upon completion of the house and all required landscaping, the Purchaser shall request a final inspection by the Developer.

The purchaser's security deposit shall be released if everything is in compliance with the approved drawings, or the Purchaser will receive a list of the deficiencies to be completed before any portion of the security deposit is released.

6.1 OTHER IMPORTANT GUIDELINES

6.2 SIGNAGE

Both temporary and permanent signage will be coordinated and must be approved by the Developer.

7.0 APPEARANCE DURING CONSTRUCTION

The Purchaser is required to keep his lot clean and orderly during construction. There will be no burning of garbage. Purchasers (or their Builders) who fail to keep the lot clean and orderly will be back charged for cleanup carried out by the Developer.

No trees, shrubbery, lawns, fencing, building or other site improvements shall be allowed to deteriorate to the detriment of the subdivision.

7.1 CONSTRUCTION PROCEDURES

The following instructions and regulations apply to all Purchasers of lots in River Ridge Estates, their contractors, agents or anyone acting on their behalf. This section is intended to clarify the responsibilities with regard to the prevention and repair of damage to the works installed in the subdivision. The Developer must authorize any deviation from these procedures in writing.

7.2 SURVEY

An Alberta Land Surveyor as required by the Land Titles Act has installed iron survey pins. If it is necessary to replace a lost or damaged iron pin, an Alberta Land Surveyor must do it. The cost of such replacement shall be the responsibility of the Purchaser.

7.3 DISPOSAL OF SURPLUS MATERIAL FROM EXCAVATIONS

Purchasers are requested to remove from the subdivision or to keep excavated materials within the confines of the lot or lots in their possession. Surplus materials shall not be dumped or disposed of within the subdivision. The Purchaser shall be responsible for the removal of any spillage or materials from any area outside of the confines of the lot.

7.4 OTHER CONSTRUCTION WASTE

Packaging material and other waste materials from the construction site must be disposed of in the proper manner at an authorized landfill site outside of the subdivision area. Purchasers shall be held liable for the cost of removal of any waste materials, which are found dumped within the subdivision.

7.5 PREVENTION OF DAMAGE AND REPAIR OF DAMAGED WORKS

Lot Purchasers and/or their Builders shall be expected to take normal precautions to prevent damage to installed services and road infrastructure. In particular, they shall:

- b) Keep the road in front of their lot broom-clean during construction and keep any catch basin in front of the lot clear of debris and in working order at all times. Purchasers are reminded that repair of damaged services, and road damage due to construction will be at their cost.

8.0 Recreational Vehicles

A maximum of One Recreational vehicle per lot may be used as temporary accommodation prior to new home construction.

A maximum of One Recreational vehicle may be stored on a purchaser's lot.

No permanent porch or deck may be attached to the Recreational vehicle.

Recreational vehicles in disrepair or that have damaged exteriors will not be allowed to be stored on any lots.