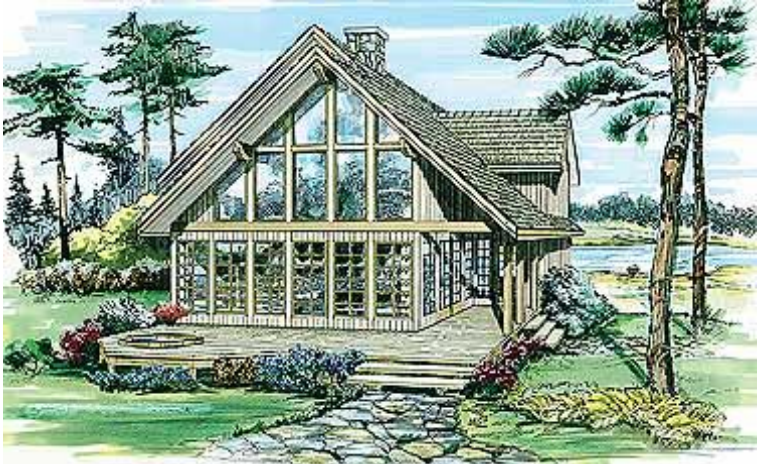


**LAKE MCGREGOR COUNTRY ESTATES  
ARCHITECTURAL DESIGN GUIDELINES**  
APRIL 2007 (REVISIONS DEC 2014)



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## 1. INTRODUCTION

### 1.1 Background

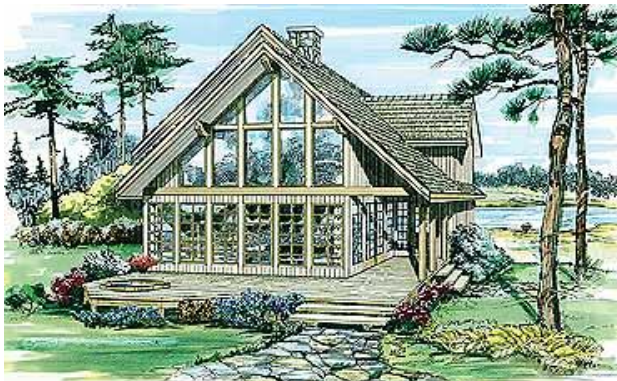
Lake McGregor Country Estates is a residential and recreational community located south of Calgary in the County of Vulcan Alberta. Located on the picturesque ridge above Lake McGregor this community is home to both full time and part time property owners. These specially designed lots showcase the unique architectural details and elements of regional prairie and cottage architecture.

### 1.2 Location

Lake McGregor Country Estates is situated east of the Town of Vulcan on Highway 23. Travel south from Calgary to Vulcan and then east on Highway 534.

### 1.3 Intent and Theme

The intent of these guidelines is to create a community of harmony and continuity while maintaining a number of architectural elements to offer variety and flavour.



## **2. APPLICATION PROCESS**

### **2.1 Overview**

#### **2.1.1 PRELIMINARY REVIEW**

To achieve the desired look in Lake McGregor Country Estates, designers are encouraged to present their preliminary renderings or sketches of home plans and elevations to the project consultant for preliminary review. The Project consultant will assist the designers with notes and sketches, if required and then return the plans stamped "reviewed." This submission may be made via email.

#### **2.1.2 FORMAL APPLICATION SUBMISSION**

##### **2.1.2.1 COMPLIANCE Deposit**

A compliance deposit of \$7500 is required on all lots and will be paid to Lake McGregor Resorts Development Corp. prior to request for plan approval and release. The deposit is to be paid in accordance with the terms of the purchase and sale agreement. No interest will be paid on these deposits. The deposit will be held by Lake McGregor Resorts Development Corp. until such time as a final inspection of the said house has been completed and adherence to the Design Guidelines has been met.

Lake McGregor Country Estates requires that lot owners begin construction within the first two years of purchase. Construction is to be completed within a year of the initial construction start.

### **Final Submission**

### **Online Applications**

Builders must apply for architectural approval using the project consultant's website [www.homeworksweb.com](http://www.homeworksweb.com). Applications must be submitted online using .PDF files. Please contact Home Works for information and application instructions if required.

Before seeking a building permit from the County of Vulcan, builders must submit their plans to the project consultant for architectural approval and written compliance with these architectural guidelines. The consultant will require the following:

Plot Plan metric (1:200 scale only) digitally generated by a legal surveyor or equivalent, showing the following:

- Front yard setbacks measured from the foundation perpendicular to the property line at the closest point.
- Rear yard setbacks measured from the foundation perpendicular to the property line at the closest point.
- Left and right yard setbacks measured from the foundation perpendicular to the property line at the closest point.
- Proposed elevation of the actual top of footing.
- Design level for the lowest top of footing.
- Proposed level of the main sub floor.



- Proposed level of other important sub floors.
- Retaining wall locations and grades (as required).

Digital Construction Drawings imperial or metric (1/4"=1'; 3/16"=1'; 1:50) in a .PDF format. Floor plans, elevations and building sections including at least the following information:

- The exterior design in plan and elevation, showing the disposition of walls, doors, windows, deck etc.
- All exterior dimensions in plan.
- Building heights and floor elevations.
- All roof slopes.
- All exterior finishes, materials, colours, etc. must refer to current manufacturers' specifications.

Completed Architectural Colour and Material Form (online)

All designs and details shown on the drawings submitted with the application must be built as shown. Any deviations from a previously approved application must be resubmitted in writing to the project consultant. Revisions may be subject to additional review charges by the AC consultant.

Footing Check

All foundations will require a surveyor to shoot the elevation of the top of the footing and confirm that it is within 0.10m of the design actual top of footing elevation (ATF) approved on the plot plan. A report from the surveyor to show that the house is sitting as approved will be required prior to release of the \$7500 architectural deposit.

#### **2.1.2.1 Online Applications**

Builders may apply for architectural approval using the project consultants website [www.homeworksweb.com](http://www.homeworksweb.com). Applications can be submitted online using .PDF files. This process eliminates printing and courier costs, and cuts down on return time. Please contact Home Works for information and application instructions for this application method.

#### **2.1.2.2 Hard Copy Applications**

If builders are not able to submit online, they can still submit three complete hard copies of the items noted above to Home Works for review.

## 2.2 Site/Final Inspection

### 2.2.1 FINAL INSPECTIONS

The project consultant will conduct a final inspection after a final inspection request has been made via [www.homeworksweb.com](http://www.homeworksweb.com) to ensure that the given home complies with this architectural guidelines document and approval. A surveyor report showing the as built footing elevation check will be required from the builder prior to the inspection request. Should all of the design conditions be met, the homeowner and builder will receive written notification of compliance. Deficiencies, if any, will be noted and must be corrected before compliance is met and the deposit returned. Any additional inspections required, after the builder has rectified all deficiencies noted on the initial inspection will be subject to a second inspection fee.

## 2.3 Site Design

### 2.3.1 BUILDING SETBACKS

- Front yard setback

Front drive garage lots– min. 4.0 meters (recommend 6m from property line).

Front garage side drive-min. 4.0 meters from property line.

Garageless - 4.0 meters from property line. (recommend 6m from property line)

- Side yard setback – 1.2 meters min.
- Rear yard setback – 4.0 meters min.
- Maximum lot coverage including out building and decks is 75%.

#### 2.3.1.1 Site conditions

Each home site is required to be surveyed by a legal surveyor to locate lot corners and grades prior to construction. Any discrepancies from existing lot conditions and the building grade plan will need to be reported to the project consultant prior to construction start. Building foundation corners are to be located by a legal surveyor on site prior to any excavation.

### 2.3.2 MINIMUM HABITABLE FLOOR AREA, EXCLUDING BASEMENTS

#### 2.3.2.1 Two Storey Homes

Box on box construction will be discouraged wherever possible. Designs are required to have depth and a variety of rooflines. In order to achieve this, designers are asked to limit the square footage on upper storeys.

Minimum 1200 square feet (total main and upper)

#### 2.3.2.2 Single Storey, Bi-level & Split Level Homes

Minimum 800 square feet

### 2.3.3 GARAGES

Garages are to be in proportion with the hospitable space of the house. The garage shall not “over-shadow” the house. Maximum garage door size permitted is 16’x8’. Upgraded garage door styles are strongly encouraged.

### 2.3.4 ROOF LINES

Each home in Lake McGregor Country Estates will be required to have a roof designed with multiple plains. Roof lines designed without careful attention to adding architectural interest by breaking up the roof lines will be not be approved. Cottage lots in Block Two backing onto the green space are encouraged to use steeply pitched roof lines and incorporate the upper floor living space into the attic space. The use of dormers to accommodate headroom is strongly encouraged. Min required roof slope is 5/12.



### 2.3.5 DRIVEWAYS

- Driveways are to be gravel as a minimum. Paved asphalts and concrete are encouraged.
- Desirable driveway slopes are between 3% and 7%
- Maximum driveway slope is 10%; minimum is 2%

### 2.3.6 ARCHITECTURAL DETAIL

Exterior details are key to completing the look of a good cottage design. All front elevations and high exposure elevations facing a green space or park will require careful architectural detail. Architectural details such as min. 4” (min.) trim surrounding openings, 4” (min.) shadow boards under open gable eave lines and decorative columns complete with top and bottom caps will be required. Suggested detail such as accent masonry, false trusses in gable ends, accent cedar wall shakes and unique post details are strongly encouraged.

### 2.3.7 HOUSES MOVED TO SITE.

Any previously built homes to move to Lake McGregor Country Estates are required to follow the same architectural approval process as site built homes. Any homes older than 3 years will not be approved to be moved onto the lots at LMCE. RTM homes built specifically for lot owners at LMCE will need to comply with all the architectural requirements in these architectural guidelines. An architecturally exceptional house older than 3 years may be under special circumstances considered by the AC coordinator. Any required renovations or changes to the home are required to be completed prior to moving the house to the site.



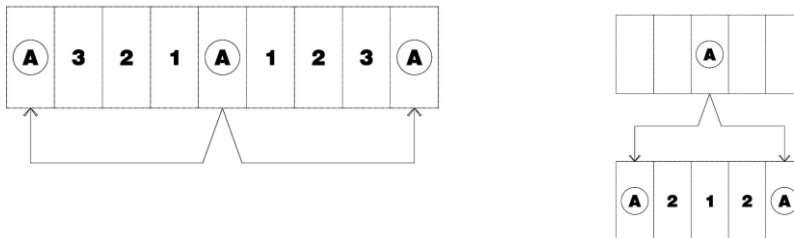
### 2.3.8 EXTERIOR LIGHTING

Exterior lighting on front drive garage homes should consist of a minimum of three (3) lights per house; one on either side of the garage doors and one on the wall by the front door or in the roof overhang at the front door. Homes without a garage are encouraged to focus on front and rear entry light fixtures. Lighting fixtures of the same character and level of detail as the building façade are encouraged. Soffit lights are encouraged.

### 2.3.9 HOUSE TYPES

- Two storey
- Bungalow
- Split level
- Bi-level

### 2.3.10 REPETITION



- Near identical elevations and colour schemes may not be repeated more often than every fourth home on the same side of the street and every third home on the opposite side of the street
- Exterior cladding colour and masonry cannot repeat within three lots on the same side of the street or directly across the street. Trim colours can repeat.

### 2.3.11 BUILDING HEIGHT

Cottage lots in Lake McGregor Country Estates will not exceed a building height of 32 feet.

### 2.3.12 WALL MATERIALS

### **2.3.12.1 Siding**

- Vinyl siding, wood siding, stucco and James Hardie composite siding are approved materials in Lake McGregor Country Estates. Max. 18" of parging from grade permitted on any elevation.
- Colours are to be complementary to the design of the house. Siding colours in bright or pastel shades will not be approved. Pink or peach siding shades will also be refused.

### **2.3.12.2 Masonry**

Masonry is recommended as a wall accent material, if used it must be use in portions reflecting structural integrity. All stone or brick is required to return 2 feet. Allowable materials will be:

- Brick
- Cultured (cement based only) or real stone
- Stonetile

### **2.3.13 ROOF MATERIALS**

IKO Architectural Renaissance XL or Cambridge 30 are the approved shingle styles (approved equals or upgrades are considered) in the following colours:

- Castle Grey (Cambridge 30)
- Weatherwood (Cambridge 30)
- Dual Black (Cambridge 30)
- Black Slate (Renaissance XL)
- Weathered Slate (Renaissance XL)
- Harvest Slate (Renaissance XL)

Other roof materials will be considered by the project consultant on a lot by lot basis. Red, blue and green shingles will not be approved. Recommend installation using 6 nails and manually sealing shingles to achieve added wind resistance.

#### **2.3.13.1 Roof Hardware**

All roof hardware (vents, stacks, flashing, etc) must be painted to match the colour of the roofing material. Furnace flues are required to be boxed-in and clad in the exterior finish material.

### 3. LANDSCAPING / SITE IMPROVEMENTS

#### 3.1 Hard Landscaping

Any retaining walls required at time of approval or as a result of an on-site condition will be required to be approved by the architectural controller. **Automatic underground sprinklers are strictly prohibited on lots backing onto the ravine.**

No fire pit shall be constructed or placed upon the lot within 1 meter of the property lines.

One shed or ancillary building is permitted within each lot. It shall be no greater than 80 square feet and no height greater than 10'. No ancillary building shall be placed within 5 meters from the rear property line or 0.30 meter from the side property lines of ravine lots. No ancillary building shall be closer to the rear property line than 0.30 meter on interior lots. No ancillary buildings or sheds are permitted in the front yards of any cottage lot.

#### 3.2 Soft Landscaping

The home owner must install sod in the front yard during the first planting season after construction completion. Sod will be required prior to final architectural inspection and release. The developer encourages the use of extensive landscaping at the front of the house where possible.

#### 3.3 Fencing

Fences will be the responsibility of individual lot/home owners and they are to be completed to the following specifications. All fences will be built to a maximum height of 36" high. All fencing will be built from galvanized chain link. Fences in the front yard of the house are not permitted.

#### 3.4 Subdivision Hardware

The Builder/owner is responsible to establish the precise location of any subdivision hardware, such as electrical transformers, telephone boxes, etc., which may occur on the lots or in proximity to them. The Builder/owner is to confirm all hardware and its final position on the lot with the respective utility company.

#### 3.5 Appearance During Construction

Builders and landscapers are required to keep the lots and abutting streets clean and orderly during construction and marketing. No material or debris shall be stored on an adjacent property, or disposed of on-site. There will be no burning of garbage. Builders/Owners found negligent will be charged for clean-up carried out by the Developer

## **4. BREACH OF GUIDELINES**

In the event of any breach of one or more of the above guidelines, terms and specifications, the Developer or its agent shall have the right, but shall not be obligated, to enter upon any lot and abate and cure, at the expense of the homeowner of the lot who is in such breach, any such breach capable of abatement or cure and such homeowner shall pay to the Developer forthwith upon demand all costs incurred by the Developer in such abatement or cure. Such costs shall constitute a charge upon such homeowner's lot and may be collected by the Developer in a court of competent jurisdiction or deducted from the security deposit at the Developer's discretion.

## **5. MISCELLANEOUS GUIDELINES AND RESIDENT INFORMATION**

Nothing herein contained shall be construed or implied as imposing on the Developer, its agents or employees, any liability in the event of non-compliance with or non-fulfillment of any of the terms, restrictions and benefits set forth herein and no liability or responsibility whatsoever shall be incurred by the Developer, its agents or employees, in the performance or non-performance of their rights and obligations herein.

## **SCHEDULE OF RESPONSIBILITIES**

### **Developer**

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