



IN MORINVILLE



ARCHITECTURAL DESIGN GUIDELINES

APRIL 2018

CONTENTS

1.0	OBJECTIVE	3
2.0	CONCEPT	3
3.0	DISPUTES	3
4.0	TOWN OF MORINVILLE STANDARDS	3
5.0	HOUSE DESIGN	3
6.0	SITING OF HOUSE	3
7.0	MINIMUM HOUSE SIZES	3
8.0	LOT GRADING	4
9.0	REPETITION	4
10.0	CORNER LOTS	4
11.0	HIGH VISIBILITY LOTS	4
12.0	ROOFING	4
13.0	EXTERIOR FINISHES	5
	13.1 Primary Finish	5
	13.2 Trim Materials	5
	13.3 Colours	6
	13.4 Appropriate Architectural Elements	6
	13.5 Elevations/Detailing	6
	13.6 Driveways, Garages and Walkways	6
14.0	LANDSCAPING AND FENCING	7
	14.1 Landscaping	7
	14.2 Fencing	8
15.0	SUBDIVISION APPEARANCE	9
	15.1 Signage	9
	15.2 Excavation Material	9
	15.3 Clean-Up	9
16.0	OTHER IMPORTANT GUIDELINES	9
	16.1 Downspouts	9
	16.2 Retaining Walls	9
	16.3 Footing Elevations	9
17.0	APPROVAL PROCESS	10
18.0	SECURITY DEPOSITS	10
	18.1 Lot Inspections	10
	18.2 Release of Security Deposit	11
	18.3 Release of Landscape/Architectural Deposit	11
ADDENDUMS		12-19

DIRECTORY:

Developer	Lamont Land	Ph: (587) 390-8816	Phil Moore	#200, 5716 – 1 Street SE Calgary AB T2H 1H8
Engineers	Select Engineering	Ph: 780-651-5777	Kevin Kuefler	#201, 17220 Stony Plain Rd Edmonton, AB T5S 1K6
Architectural Applications	Windward Landtec Inc. info@windwardlandtec.com	Ph: 780-454-6799 Fax: 780-454-6896	Ray Jacobson	12128 121A Street Edmonton, AB T5L 0A4
Surveyor	Pal's Surveys	Ph: 780-455-3177 Fax: 780-481 1301		10704 176 Street Edmonton, AB T5S 1G7

1.0 OBJECTIVE

The information contained herein is provided as a guide. The Developer and its designated consultants make no warranties or representations as to the accuracy or completeness of these guidelines. Purchasers shall be fully and solely responsible for all designs which follow these guidelines and for the conformance to the appropriate building codes. These guidelines may be altered, amended, or varied by the Developer in its sole and absolute discretion.

2.0 CONCEPT

The Architectural Guidelines are designed to provide visual control for the building massing, siting, style, and colour, and to obtain the best possible streetscape appearance. Emphasis will be concentrated on trying to create a strong curb appeal to each home through attention to detail on the front elevation. The objective is to provide the greatest possible latitude in exterior style and finish to permit the homeowner to own the home of their choice. Design creativity is encouraged within a framework that ensures compatible design character throughout the development. All principal dwellings shall utilize exterior Craftsman and/or Heritage design styling, and be generally informed and guided by the examples in Appendix “B1”, “B2”, or “B3”.

All ground-oriented multiple dwellings and side-by-side duplex dwellings with lanes shall be compatible with one another in terms of style, exterior materials, colours and roof line, pitch and style, to maintain a consistent street scape style and theme along 107 Avenue.

3.0 DISPUTES

Individual concerns will be adjudicated by the Developer and its decision will be final.

4.0 TOWN OF MORINVILLE STANDARDS

Formal standards for development will be those established in the Town of Morinville Land Use Bylaw. Conformity with these guidelines does not supersede the required approval process of the Town of Morinville.

5.0 HOUSE DESIGN

To achieve the highest possible standard of visual appeal, a requirement for architectural detailing and continuity will apply to all homes. Craftsman and Heritage design theme is required for all homes. Architectural elements may be incorporated in a diverse range of styles and in a variety of applications. This framework will encourage originality and individual expression while the coordinated features will create the character of Edgewood. These elements will include strong entrance treatments, the use of window grills and trim boards, shutters, built-up banding details, dormers, feature windows, and brick/stone.

6.0 SITING OF HOUSE

The siting of all homes should be centered on the lot. The wider yards will enhance the landscaped area between houses.

7.0 MINIMUM HOUSE SIZES

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 neighbouring houses. Individual homes will be reviewed on their own merits of design, massing, proportion, and compatibility. The minimum house width permitted is 20'. The maximum garage offset allowed is two feet.

8.0 **LOT GRADING**

Lot grading is to conform to the latest approved subdivision grading plan. Do not grade to existing vacant lots or undeveloped land, but to the elevation provided. Final grade certificates must be prepared by a surveyor and approved by the Town of Morinville Drainage Department showing that lot grades comply with the subdivision grading plan as a condition of refund of security deposit.

9.0 **REPETITION**

Similar or identical front elevations may not be duplicated within two lots or directly across the street, unless significant changes have been made to the house style, roof pitch, and exterior materials to the satisfaction of the Architectural Consultant.

10.0 **CORNER LOTS**

Houses on corner lots require special design consideration. Flanking side and rear elevations should carry details consistent with the front elevation, and avoid large expanses of blank wall space. Houses should have roof lines predominately sloped towards both streets and wrap to carry the detail to the rear of the home. The Architectural Consultant must approve side and rear elevations on all corner lots.

11.0 **HIGH VISIBILITY LOTS**

Lots 34 - 56 Block 2, Lots 5 – 20 Block 3, Lots 14-40 Block 4 are designated High Visibility rear elevations.

All corner lots siding a road (excluding lane) are designated High Visibility side and rear elevations.

All High Visibility rear elevations noted above will require wall opening of a number and size appropriate to the area of wall surface, and suitable overhangs and rooflines at cantilevers, box outs, and bay windows. In addition, roof lines and decks will be required to prevent a three-storey presence. An element of details is to be included on these elevations to match the front elevation and overall design. All High Visibility side elevations noted above will also require similar features as deemed appropriate by the Architectural Consultant.

12.0 **ROOFING**

Roof materials are to be wood shakes/shingles or architectural asphalt shingles. Minimum roof overhangs are to be 18". Reduced overhangs may be allowed if they are proportionate to the design of the home at the discretion of the Architectural Consultant. The rooflines on any unit must be consistent and complementary to the total house design. Roof pitches of a minimum 6/12 are required. Some house types (Bungalow –ex) may require a steeper roof pitch to accommodate the streetscape. Secondary rooflines may be one pitch lower. Fascia boards must be 6" minimum on all four elevations.

The roofing materials/colours may be selected from the following:

IKO, Cambridge – Weatherwood, Dual Black, Driftwood, Charcoal Grey, Heatherwood
BP, Harmony – Slate Black, Antique Wood, Stonewood, Sandstone, Beachwood, Twilight Grey
GAF, Timberline – Weatherwood, Charcoal, Slate, Pewter Grey, Mission Brown, Barkwood

13.0 EXTERIOR FINISHES

13.1 Primary Finish

Acceptable cladding materials include:

- Double 4/5 beveled, cove, or traditional vinyl siding in a horizontal application
- Brick or stone in stacked application in a panel form
- Stucco of sand float finish (subject to acceptable detailing and colour)
- Hardboard siding, prefinished (long life) siding in a horizontal application

The maximum height of parging is 2'-0" on all elevations. For bi-levels the maximum is 1'-0".

13.2 Trim Materials

To achieve the standard level of visual appeal, a requirement for architectural detailing and continuity will apply to all homes.

The use of window and door surrounds will be a feature on all homes. Trims will be a minimum of 6".

Decorative grill or muntin bars must be used on all windows facing the street including side windows of bays and any window within three feet of the front corner.

All of the following items are mandatory:

- shadow boards (on front gable ends)
- battens / trims on front windows or openings
- details on front windows/openings consisting of shutters or trims

No false fronts shall be permitted unless the material utilized on the front elevation of the dwelling is either brick or stone.

A minimum of 90 sq ft of brick or stone will be required on the front of the home. Brick or stone, must extend the height of the garage (where applicable) including above the overhead door to create a panel effect. Brick or stone applied as an accent will not be permitted. Brick shall return a minimum of 24" around corners.

If appropriate to the design, brick or stone may be substantially applied to no less than 75% of the wall height c/w soldier course or heavy trim at the top to achieve the minimum requirement. (i.e. 8' wall height will require brick or stone installation of 6').

For homes with rear detached garages exterior options with no stone provided will be reviewed for acceptance by the Consultant. The provision for additional detailing on the home will be a requirement to meet this approval.

In addition, the verandahs and/or porch must be enclosed to grade and clad with brick or stone. Lattice will not be permitted; pre-cast steps will not require stone cladding. Alternative elevations without the use of brick or stone requirements and alternative brick or stone height placements will be reviewed at the discretion of the Consultant. It is

intended that this type of alternative treatment will only be used in limited locations and not dominate the streetscape. Risers must be closed back. All entrance areas must be accented with stone or brick. (i.e. Column detailed with brick or stone). Brick or stonework is to be complementary to the main body colour of the home.

All exposed wood (including PWF) must be stained out to match the wall colour or trim colour.

13.3 Colours

Colours will be approved on a lot-by-lot basis. Colours will not be duplicated on adjacent lots or directly across the street. The use of a third accent colour is required. This colour may typically be used on the front door or in a combination of trim elements on the home.

Each colour scheme may require exact colour chips to be provided. In keeping with the character of the neighbourhood and in consideration of blended streetscapes, pastel colours are not permitted. Darker colour palettes are encouraged. White and lighter colours may be used in combination with darker palettes in contrast.

13.4 Appropriate Architectural Elements

a) Chimneys/Vents

All flues are to be boxed in with the same finish and detailing as the house. The flue should become an additional design element of the home.

b) Doors

Simply detailed doors with geometric paneling are preferred. The style of the door, trim, and/or crown should be consistent with what is appropriate to the style of the home. The front door should have a typical 9 light window or a traditional 2 light window.

13.5 Elevations/Detailing

All homes must incorporate additional detailing consistent with the architectural styling of the home.

All trim details and masonry details must be returned a minimum of 2' at side elevations.

Columns or posts are to be used on the front elevation and are to be of substantial form and solid in appearance. Columns and posts should include suitable step details at the top and bottom.

13.6 Driveways, Garages and Walkways

All laned homes may include a garage detached from the principle dwelling located at the rear of the lot. All detached garages must be consistent in style/design and materials to the main house. All lots with no garage are required to have a minimum 20' by 20' concrete parking pad off of the lane and is to be constructed in conjunction with house construction. The lane approach may be paved with asphalt or concrete and tie into the asphalt lane at full depth flush with the asphalt lane surface by saw cutting a straight edge full depth 1"-2" in the asphalt lane with proper expansion joint foam at the tie in. The setback and development of all future garage or accessory buildings shall

be in conformance with the most current Town of Morinville Land Use Bylaw.

Laneless homes will be built with a minimum single car garage. Homes should be designed to integrate the garage and minimize its appearance. Some of the architectural measures that can achieve this are the proportionate development of the second floor above the garage and an emphasis on entrance treatments. The height between the overhead door and the eave line should be kept to a maximum of 2'-0". Where the design exceeds this requirement special treatment is required. Front attached garage doors are to be of The Heritage Collection by The Overhead Door Company (or approved equivalent), and shall be finished in the same colour as the exterior cladding. Windows in garage doors are acceptable but should be of the Heritage Style or equivalent. Please see the attached Appendix for sample Heritage Garage doors.

Where rear garages are permitted they are to be finished with similar design and materials as the main house and as indicated in the preceding paragraphs. Roof slopes and design are to reflect those on the main house and shall in no case be less than a 4:12 pitch. Garage doors on these lots are to be insulated metal with a raised panel design or wood grain appearance and should be painted in one colour to blend in or match with the exterior cladding colour.

Homes with an oversized (24' or greater), or a triple car garage must include articulation in the form of a jog, to break up the expanse of flat wall plane and roof line.

Front and Rear Driveways/Walkways

The desirable driveway slope is 8% or less. All driveways are to be broom finished concrete as a minimum and exposed aggregate or patterned coloured concrete is an acceptable alternative. A deep tool joint approximately 1.0m from the edge of the walk, curb or gutter is also a requirement for maintenance purposes.

The driveway is not to exceed the width of the garage to the garage front where the width may then flare to include a walkway to the front and or rear yard. A wider driveway may be considered if it can be demonstrated that it does not compromise drainage nor detract from the streetscape and landscaping standards.

The setback and development of all future accessory buildings will be in conformance to the Town of Morinville Land Use Bylaw.

14.0 LANDSCAPING AND FENCING

14.1 Landscaping

Landscaping is to be completed within 12 months of completion of the house or when weather permits. To ensure compliance with the landscaping requirements, the builder shall collect and deliver a \$1,500 landscape deposit payable to the developer to ensure landscaping compliance. The landscaping deposit will be released upon notification that the following requirements have been fulfilled:

- The front yard of each lot will include full sod on the front yard to the curb of the roadway, or to the sidewalk.
- Corner lots will require side and rear yard sod which includes sod to the curb or sidewalk at the roadway on the side of the lot.
- A minimum of one tree is to be planted in the front yard. The tree is to be a minimum of 1.75" caliper for deciduous trees or 6' tall for evergreen trees. Measurement for caliper size will be taken 6" above ground.
- The front yard must include a prepared shrub bed containing at least six shrubs with a minimum of 2' height or spread. The bed must have edging (landscaping vinyl, brick, concrete, etc.).

Residents will have the option to install synthetic turf in place of sod. To obtain landscape approval, selected synthetic turf (including putting greens) must meet the following requirements:

Colour:	Green - No alternate colour choices will be accepted
Weight:	Minimum 88 ounces per square foot fibre
Base Preparation:	Minimum depth 4 inches of 20mm road crush, compacted to 90% proctor density
Leveling layer:	Sand or crushed limestone fines
Surface Infill:	Silica sand and/or rubber infill
Warranty:	Manufacturer must specify pet friendly product, minimum 10 year warranty

NOTE: Synthetic turf adjacent to natural sod will NOT be allowed without installing a distinct border between the styles of turf. The installation of undulating rock/mulch beds or quick curb is acceptable practices for meeting the standard. These beds are installed in addition to the minimum landscaping requirements as set out in the architectural guidelines.

Homeowners must provide a quote/receipt to verify the specifications have been met as a visual inspection may not suffice.

14.2 Fencing

Builders and their homeowners are required to use the following design if building a fence on their property unless otherwise specified below:

- Pressure treated wood
- Height to match developer fence (approximately 6' high)
- 4"x4" or 6"x6" posts spaced 8' apart
- 1"x6" pickets
- 2"x6" rails top and bottom on one side (optional 1"x6" rails on opposite side)
- 2"x4" middle rail on one side (optional 1"x4" rail on opposite side)
- All fence construction must be in accordance with Town and other building code requirements and builders and/or homeowners are responsible to obtain all required permits and approvals. Town and building code requirements supersede these guidelines where applicable.

If a fence is to be built in the front yard the home owner must obtain approval from the Town and meet all their requirements as they vary from the above specifications.

Where lots abut a park, reserve, public utility lot, public lands, buffer and/or walkway, a uniform fencing standard approved by the Town different than above may be required (4' high black chain link or ornamental fence) in which case this type of fencing is encouraged to be used along the side yards as opposed to the above specified fence. If the homeowner does not wish to use the alternate fence that matches the rear fence (4' high black chain link or ornamental fence) then the homeowner can use the wood fence specified above but it is encouraged that the last 8' or more of the side yard fence at the rear of the lot be lowered to a height that matches the rear fence.

If the Builder and/or homeowner wishes to construct a fence which differs from the above specifications then written approval from the Developer is required prior to construction. The approval of this request will be at the sole discretion of the Developer.

15.0 SUBDIVISION APPEARANCE

15.1 Signage

Signage will be allowed on a builder's lot only; no home builder or contractor signage will be allowed on medians or boulevards.

15.2 Excavation Material

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

15.3 Clean-Up

Builders must encourage timely removal by all sub trades of litter on building sites. Builders found negligent will be back charged for clean up carried out by the Developer. Supply of bins by the builder is MANDATORY. Any general clean-up of the subdivision initiated by the Developer can and will be charged pro-rata to all builders.

16.0 OTHER IMPORTANT GUIDELINES

16.1 Downspouts

Must be directed away from the house to streets or rear drainage structures. Storm water must not be directed onto adjacent lots.

16.2 Retaining Walls

The builder or homeowner is responsible for any retaining walls required.

16.3 Footings

Builders are responsible for inspecting footing soil conditions and elevations and meeting any footing elevation requirements from the Developer or Pals Survey.

17.0 **APPROVAL PROCESS**

Before applying to the Town of Morinville for a development permit, an application must be submitted to Windward Landtec for approval. Applications shall include the following:

- One complete set of house plans
- Plot plan, prepared by Pals Geomatics, showing grades and drainage pattern, floor and garage elevations
- Completed and signed application form
- Colour/product samples if required

Windward Landtec will review the plan and recommend approval, modification, or rejection of the application based on the adherence of the plans to these guidelines. This decision should be made within three days of submission. Should disputes arise, the Developer shall make the final decision on the acceptability of plans.

Once approved, Windward Landtec 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. Windward Landtec will keep an up-to-date record of plans showing house types, colour, rooflines, and grades, to advise the applicants how their proposed house will fit into the existing area.

No stakeouts will be granted until approved by Windward Landtec.

Please forward submissions to:

WINDWARD LANDTEC INC.
12128 - 121A Street
Edmonton, Alberta T5L 0A4
Phone: 780-454-6799 Fax: 780-454-6896
info@windwardlandtec.com

18.0 **SECURITY DEPOSITS**

18.1 Lot Inspections

The builder/property owner will be responsible for damages to infrastructure, servicing, and amenities on and surrounding the lot. Accordingly, each builder/property owner shall inspect the condition of curbs, sidewalks, streetlights, services, etc. on his lot and must submit written notice of any damages to the Developer and pictures of any damage within 7 days of purchasing the lot, otherwise costs for repairing any damages becomes the sole responsibility of the builder/property owner. Upon entering a sales agreement for the lot, a thorough inspection should be undertaken to include the following items:

- Curb stop - water valve
- Sidewalks, curbs and gutters
- Driveway aprons and asphalt
- Boulevard landscaping and trees
- Rear gutters and walkways

- Light standards
- Fire Hydrants
- Cathodic Protection points
- Grading and drainage swales
- Fencing
- Utility boxes

A LOT INSPECTION REPORT must be completed and returned to the Developer within seven (7) days of lot purchase or any and all lot damages will be assessed to the purchaser.

18.2 Release of Security Deposit

Deposits will only be released to the company listed on the Purchase Agreement.

Security deposits will not be returned until Final Acceptance Certificate (FAC) is granted to the Developer by the municipality. Typically, FAC is granted by the municipality 2 years after the installation of asphalt.

Prior to FAC, an inspection is conducted. Any damages to improvements listed in Section 18.1 will be noted and repaired at the cost of the builder, unless otherwise noted on the required Lot Inspection Report.

If the Lot Inspection Report is not completed, the damage will be deemed the builder's responsibility, and the cost will be deducted from the Security Deposit.

18.3 Release of Landscaping/Architectural Deposit

The \$1,500 Architectural and Landscaping deposit will be released to the builder upon satisfactory completion of the house as per the architectural approval. To initiate an architectural inspection, the following must be completed:

- Final grading completed
- Final grading certificates and approved grading inspection report
- Landscaping completed as per the landscape guidelines
- Water valve exposed and marked
- Sidewalks, street, gutter, and curbs in clean condition
- Written request to Windward Landtec to conduct the inspection.

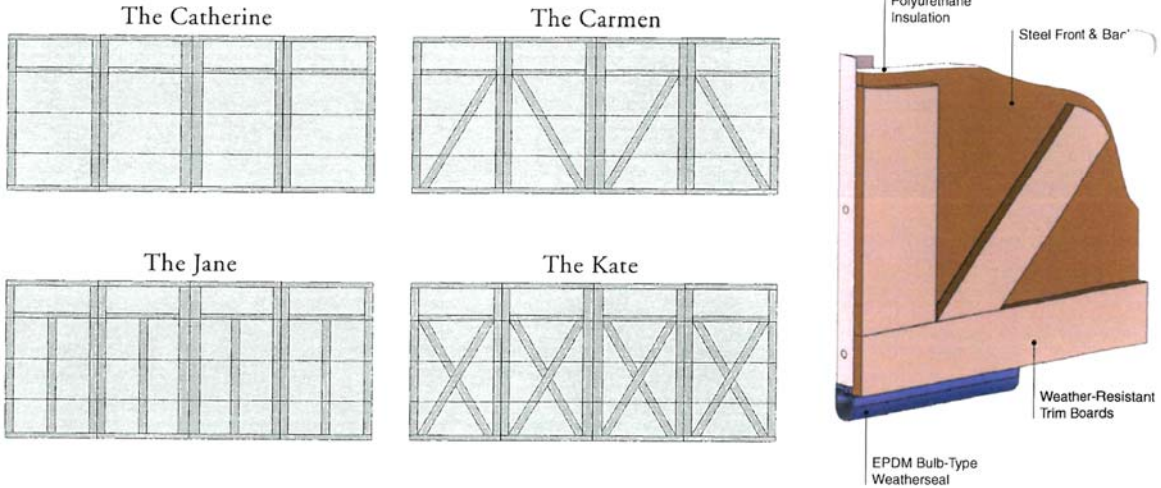
Once the final inspection is complete, a report will be sent to the Developer. The builder will be notified of any deficiencies and will be given a time frame in which to correct the deficiencies.

Upon receipt of an approved final inspection, the builder must contact the Developer for release of the Architectural and Landscaping Deposit.

Builders may assign deposit release to their customers by providing a letter of authorization to the Developer.

Appendix – Heritage Garage Doors

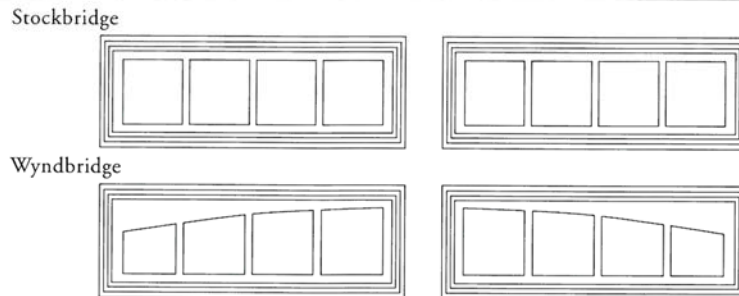
The Heritage Collection Details



Create a Style of Your Own

Design your own custom garage door to match the architectural detail of your home. Let your Overhead Door distributor assist you in developing the perfect match.

Window Options



The Finishing Touch



Overhead Door Co. of Vancouver
4263 - Philips Avenue
604-420-4411

The Genuine. The Original.
OVERHEAD DOOR
www.overheaddoor.ca

Overhead Door Co. of Edmonton
11703 - 160 Street
780-451-0060

Appendix – Lot Inspection Report



LOT INSPECTION REPORT

This Lot Inspection Report is to be completed and emailed to phil@lamontland.com at Lamont Land within SEVEN (7) days of lot purchase.

Date of Inspection _____

Subdivision Edgewood

Builder/Purchaser _____

Lot _____

Block _____

Plan _____

INSPECTION OF MUNICIPAL IMPROVEMENTS

Sidewalk _____

Curb _____

Water Service Valve _____

Swale _____

Boulevard Landscaping _____

Light Standard/Communication Pedestal _____

Comments _____

Appendix – Stage 1 Marketing Plan



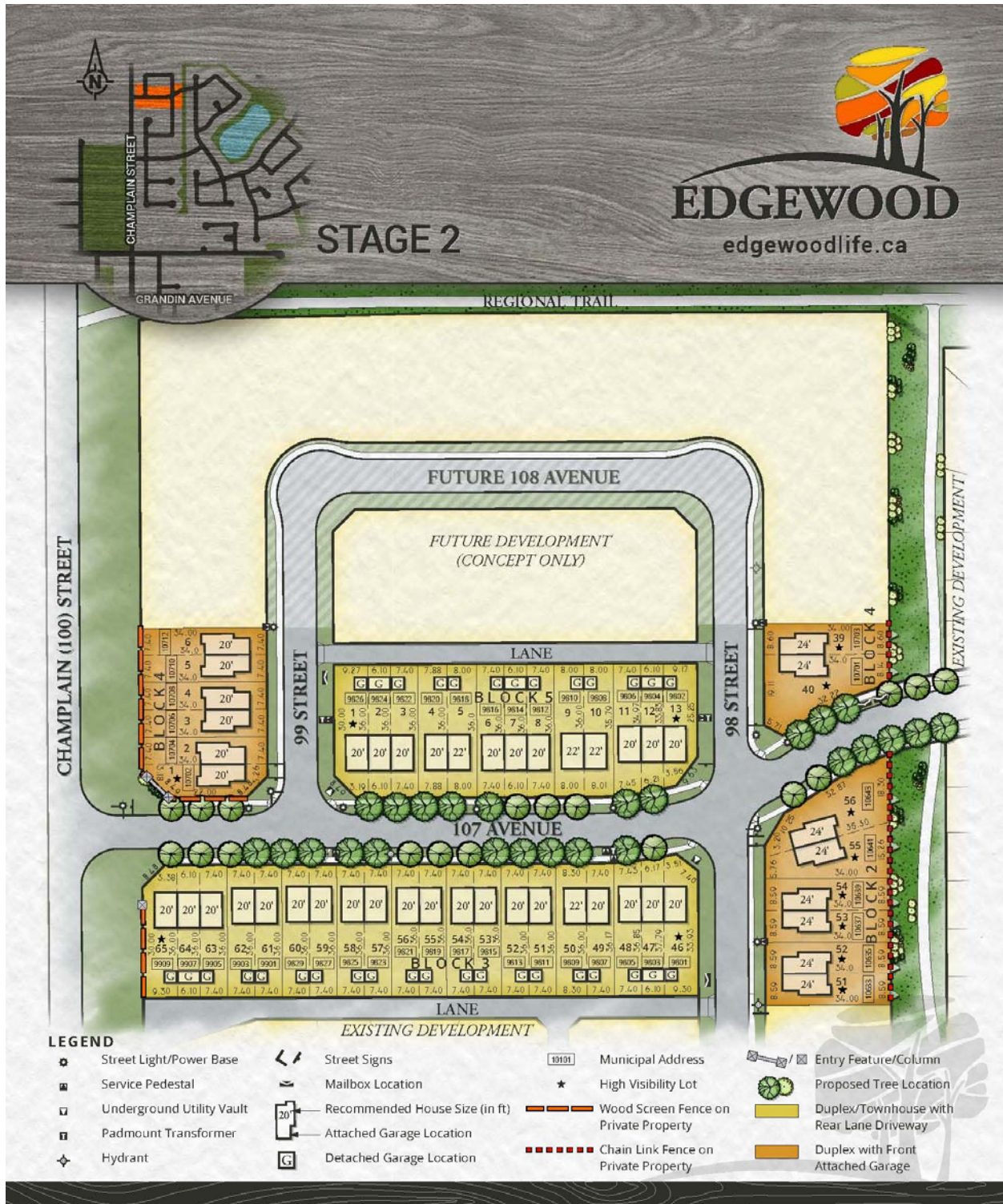
NOTE: This plan, prepared for marketing purposes, is conceptual only and is superseded by the registered subdivision plan, land title and approved engineering drawings. Please refer to the afore mentioned plans to confirm all information. Details are current at date of printing and are subject to change without notice - Developer will not relocate-conflicts. The location of all future roads and block lines are subject to revision at the time of subdivision. Landscape shown conceptual only. For more information on land use, please contact the Town of Morinville.

2015.04.01

LAMONT RESPECTING LAND & PEOPLE

G3 DEVELOPMENT SERVICES INC.

Appendix – Stage 2 Marketing Plan



NOTE: This plan, prepared for marketing purposes, is conceptual only and is superseded by the registered subdivision plan, land title and approved engineering drawings. Please refer to the afore mentioned plans to confirm all information. Details are current at date of printing and are **subject to change without notice** - Developer will not relocate conflicts. The location of all future roads and block lines are subject to revision at the time of subdivision. Landscape shown conceptual only. For more information on land use, please contact the Town of Morinville. 2017.09.05



Appendix "B1" – Duplex – side by side front attached garage*

*Examples are provided to illustrate general architectural style and not specific designs. Finished dwellings will vary on the styling cues.



Duplex – side by side rear detached garage*



*Examples are provided to illustrate general architectural style and not specific designs. Finished dwellings will vary on the styling cues.



Appendix "B2" – Single Detached Dwelling*



FRONT ELEVATION



***Examples are provided to illustrate general architectural style and not specific designs. Finished dwellings will vary on the styling cues.**

Appendix “B3” – Ground Oriented Multiple Dwelling Units*



***Examples are provided to illustrate general architectural style and not specific designs. Finished dwellings will vary on the styling cues.**