The Meadows of Laurel

(Phase 4)

Sustainability and Architectural Design Guidelines

Edmonton

DIRECTORY

Developer	**City of Edmonton** 10h Floor, Edmonton Tower 10111 - 104 Avenue NW Edmonton, AB T5J 0J4	Phone: 780-496-6227 Contact: Sharon Swischook	MeadowsofLaurel@edmonton.ca or sharon.swischook@edmonton.ca
Geotechnical Engineer	**Hoggan Engineering & Testing (1980) Ltd.** 17505 - 106 Avenue NW Edmonton, AB T5S 1E7	Phone: 780-489-0990 Contact: John Tsoi	jtsoi@jrp.ca
Surveyor	**Pals Geomatics Corp.** 10704 - 176 Street NW Edmonton, AB T5S 1G7	Phone: 780-455-3177 Fax: 780-451-2047 Contact: Scott Morin	edmonton@palsgeomatics.com
Design Review Consultant	**Windward Landtec Inc.** 12128 121A Street Edmonton, AB T5L 0A4	Phone: 780-454-6799 Fax: 780-454-6896 Contact: Ray Jacobson Web: www.windwardlandtec.com	info@windwardlandtec.com
Lot Grading Inspector	**City of Edmonton** 3rd Floor, Edmonton Tower 10111 - 104 Avenue NW Edmonton, AB T5J 0J4	Phone: 780-496-5571 Fax: 780-496-2865 Contact: Bill Mechalski	bill.mechalski@edmonton.ca
Sustainable Certification Programs	**Built Green Canada** 8615 104 Street Edmonton, AB T6E 4G6	Phone: 780-485-0920 Contact: Jenifer Christenson Web: www.builtgreencanada.ca	jchristenson@builtgreencanada.ca
	Natural Resources Canada's EnerGuide	Web: nrcan.gc.ca/homes	
	Canada Green Building Council **(LEED for Homes)** Canada Green Building Council – Alberta Chapter C/O Lisa Maria Fox, Regional Director 275 240 Symons Valley Road Rocky View County, AB T4B 4N1	Phone: (403) 615-0125 Contact: Lisa Fox	lfox@cagbc.org

Local Certified Energy Advisors

CoEfficient Building Science Ltd. 467 Rooney Crescent NW Edmonton, AB T6R 1E1	Phone: 780-902-5860 Contact: Deva Veylan	dveylan@coeff.ca
Enerspec Energy Consulting and Home Inspections Inc. 20523 58 Avenue NW Edmonton, AB T6M 2Z5	Phone: 780-966-0023 Contact: David Turnbull	davet@enerspecconsulting.ca
Enviromatics Group Ltd. Unit 104, 10471 178 Street NW Edmonton, AB T5S 1R5	Phone: 780-482-1771 Contact: Steve Jackson, Rob Withrow, Mike Woodman Web: www.enviromaticsgroup.com	steve@enviromaticsgroup.com rob@enviromaticsgroup.com mike@enviromaticsgroup.com

An up to date list can be found here:
https://www.nrcan.gc.ca/energy-efficiency/energy-efficiency-homes/20546

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Overview

The Developer is dedicated to encouraging and creating more compact and sustainable communities as part of Council's 2050 Vision and 10-year Strategic Plan. The Developer is pleased to introduce The Meadows of Laurel (Phase 4) as shown on the attached neighbourhood plan (Appendix A). This new development incorporates sustainable design and sensitive building practices. The Meadows of Laurel (Phase 4) is a family-friendly community in southeast Edmonton. It is situated within a short walk of:

- a playground;
- park;
- Svend Hansen K-9 school;
- Transit;
- major grocery retailers;
- The Meadows Rec Centre.

The Meadows of Laurel (Phase 4) represents a commitment to the environment by the Developer, homeowners and home builders by providing collaborative opportunities for innovation in energy efficiency and sustainable growth. The Meadows of Laurel (Phase 4) promotes the use of energy-efficient building practices and environmentally responsible home construction by utilizing third party sustainable certification programs such as: the EnerGuide Rating System, BUILT GREEN®, CHBA Net Zero, R-2000 and LEED Canada for Homes. **In addition, ALL homes in The Meadows of Laurel (Phase 4) must be constructed to fulfill the NRCan Solar Ready Guidelines or the Canadian Solar Industries Association (CANSIA) guidelines.**

In order to ensure that the neighborhood develops as a cohesive unit, the Developer has established the Design Guidelines for all builders to meet. The Design Guidelines act as a means to protect the integrity of the development, provide flexible and sustainable options, along with aiding in the maintenance of property values and neighborhood aesthetics.

The Meadows of Laurel (Phase 4) offers RSL - Residential Small Lot Zone lots with front drive access that have been designed and arranged to accommodate a range of home sizes and types, while providing variation to the streetscape.

All requirements are subject to review by the Design Review Consultant and remain at the sole and absolute discretion of the Developer.

1.0 Definitions

All terms and words defined in the Design Guidelines shall have the same meaning as ascribed in the sale agreement between the Buyer and the Developer when used in the Design Guidelines, unless otherwise stated.

- **Applicant –** means the Buyer or a person designated by the Buyer who applies to the Design Review Consultant (DRC) for approval of the Plan (as defined in the sale agreement between the Buyer and the Developer) and/or modifications to the Plan previously approved by the DRC;

- **Buyer** – means a buyer of a lot in the Meadows of Laurel (Phase 4) under a sale agreement with the Developer and all permitted assigns;

- **Developer** – means the City of Edmonton acting in its capacity as an owner and developer of real property;

- **Design Guidelines** – means these Sustainability and Architectural Design Guidelines for The Meadows of Laurel (Phase 4);

- **Design Review Consultant or DRC** – means the design review consultant that has been retained by the Developer to administer the Design Guidelines;

- **Home** – means any residential house or dwelling that is constructed on a lot in The Meadows of Laurel (Phase 4);

- **The Meadows of Laurel (Phase 4)** – means that portion of the lands within the City of Edmonton being developed by the Developer and as shown on the attached neighbourhood plan (Appendix A);

- **Municipality** – means the City of Edmonton acting in its capacity as the authority which approves and regulates subdivision, servicing and development;

- **Owner** – means the registered owner(s) of a lot in The Meadows of Laurel (Phase 4);

- **Surveyor** – means a surveyor who is licensed to practice in the Province of Alberta;

- **PV Solar Ready** – means constructed for the future installation of photovoltaic (PV) solar panels in accordance with the NRCan Solar Ready Guidelines or the Canadian Solar Industries Association (CANSIA) guidelines;

2.0 Design Guidelines – General Information

2.1 Fundamentals

The Design Guidelines ensure that all homes are part of a cohesive neighbourhood rather than simply separate homes. The architecture and landscaping, overall massing and exterior palette of materials are combined into a single functional and attractive streetscape. The Design Guidelines also provide important details and options ensuring that structures are built with attention to energy-efficiency as well as building practices that are environmentally responsible.

The enforcement, administration and interpretation of these Design Guidelines shall be at the discretion of the Developer.

2.2 Design Review Consultant

The DRC will work with the Applicant, the Buyer, and the Buyer's architects or designer to ensure that the Design Guidelines are adopted in order to obtain a high quality of planning and design.

The Applicant is encouraged to direct any questions regarding the Design Guidelines directly to the DRC.

2.3 Buyer Responsibilities

The Buyer is responsible for fully complying with the Design Guidelines including, without limitation obtaining the Sustainable Certification outlined in section 4.0.

In addition to the Design Guidelines, all homes must fully comply with the most current edition of the Alberta Building Code and the Municipality's Zoning Bylaw. In the event those documents conflict with these Design Guidelines, the Alberta Building Code and Municipality's Zoning Bylaw shall govern.

2.4 Municipal Standards

Buyers are strongly encouraged to review all relevant utility plans, rights-of-way documents, engineered fill letter and geotechnical reports as well as the following plans from the Laurel 22 engineering drawings: Lot Grading Plan, Lot Grading Details, Overall Landscaping Plan, Street Furniture Plan, Fencing Details and Entrance Feature Details. All of these documents are made available on The Meadows of Laurel website.

3.0 Design Approval Process

The design approval process has been developed to ensure that all residential development within the Meadows of Laurel (Phase 4) conform to the Design Guidelines. The design approval process must be completed by all Buyers prior to the Buyer applying for a Building Permit. To ensure that the design approval process proceeds in an orderly fashion, it is recommended that the Applicant adheres to the review process outlined.

3.1 Preliminary Design Review (optional)

It is recommended that the Applicant submit preliminary information as early in the process as possible. This process will ensure that the proposed design(s) are in conformance with the Design Guidelines, prior to completion of a full set of construction drawings.

Submissions for preliminary design review must include the Preliminary Design Review Registration Form (Appendix B).

3.2 Design Approval

An application for design approval shall be submitted to the DRC.

Submissions for design approval must include all of the requirements as outlined in section 3.8 and Appendix E (Submission Requirements).

The DRC will prepare a written review of the design approval submission and issue a requirement for resubmission, recommendation for modification or an approval of the application based on adherence to the Design Guidelines.

RESUBMISSION – *A requirement for resubmission will be returned to the Applicant in circumstances where the proposed design contains several conditions which do not conform to the Design Guidelines or, if the proposed design does not conform to the intent of the Design Guidelines. In such cases, the Applicant will be required to resubmit the application along with additional design review fees assessed in accordance with section 3.6. The*

DRC will prepare a written review of the design approval resubmission and issue a requirement for resubmission, modification or an approval.

MODIFICATION – *A requirement for modification will be returned to the Applicant in circumstances where the proposed design generally meets the requirements of the Design Guidelines, but requires some minor modifications to be fully compliant. Applicants are required to submit all revised materials to the DRC, following which the DRC will prepare a written review of the design approval resubmission and issue a requirement for resubmission, recommendation for modification or an approval.*

APPROVAL – *A recommendation for approval will be granted for applications that meet the requirements of the Design Guidelines and will require no further review. A recommendation of approval will outline certain conditions of approval for the home or improvement and will be issued to the Applicant and the Developer.*

The Buyer shall not proceed with stakeout until the DRC has granted design approval in accordance with this section. If design approvals are pending only for the final colour selections then conditional approval and stakeout will be granted while the final colour selections are finalized.

3.3 Application Revisions

Any changes or alterations to applications that have received approval shall require written authorization of the DRC.

Revisions are to be submitted as follows:

- Letter describing requested revisions for approval;
- All drawings required to accurately convey intent of revisions; and
- Applicable design review fees (as per section 3.6).

3.4 Building Permit Application

The Applicant shall not apply to the Municipality for a building permit until it has received the DRC's written design approval in accordance with section 3.2.

3.5 Construction Reviews

During construction, the DRC may complete periodic reviews of the site to ensure conformance with the Design Guidelines. These periodic reviews by the DRC are not intended as an inspection process. A final review to ensure conformance with the approved drawings by the DRC will only be performed in accordance with section 6 of the sale agreement between the Buyer and the Developer. The application for final review form is attached as Appendix F.

3.6 Design Review Fees

Fees for any additional services will be charged to the Buyer as follows:

- Additional Fee for Preliminary Design Review(s): $125.00
- Additional Design Review(s): $125.00/hour
  (to a maximum of $285.00 for a complete re-approval)
- Additional Final Review: Architectural / Landscape Site Inspection(s): $125.00/visit
  Plus GST and disbursements

3.7 Design Approval Submission Requirements

All drawings submitted for design approval shall contain all of the necessary information and be prepared to a level suitable for building permit application to the satisfaction of the Municipality. All drawings must be to scale, clear and legible. It is preferred that all drawings and required documentation be submitted electronically in PDF format. Half-scaled reductions are preferred to full size drawings (typically formatted to fit on tabloid (11x17) paper size). **Applications are to be submitted as complete sets only (drawings and application form), even if revisions are made to a single drawing.**

Refer to Appendix E for a description of items required for submission.

Incomplete submissions will not be reviewed and may be returned as incomplete.

4.0 Sustainability Guidelines

4.1 Sustainable Certification

The Buyer shall:

(a) retain a Certified Energy Advisor and provide the contact information of such Certified Energy Advisor to the Development Review Consultant;

(b) comply with all requirements of the Natural Resources Canada ("NRCan") EnerGuide program including all applications and registrations as are required and ensure that the Development is constructed in accordance with the NRCanEnerGuide Rating System version 15, achieving an EnerGuide rating of at least 15% lower than "a typical new home" or the "benchmark home" on the Development's EnerGuide label and upon completion of construction, provide an Energuide label confirming that the Development has been constructed in accordance with this subsection;

(c) if the Buyer is a Built Green Member, in addition to complying with subsections 4.1(a) and (b), the Buyer shall achieve a minimum of Built Green® Silver rating and upon completion of construction provide a Built Green® Canada label confirming that the Development has been constructed in accordance with this subsection;

(collectively the requirements of this section 4.1 are referred to as the "Sustainable Certification").

Developer Tips:

"A typical new home" or the "benchmark home" referred to on the Development's EnerGuide Label reflects the home being rated as if it were built using the energy requirements of the National Building Code of Canada 2015, section 9.36.

Builders are encouraged to participate in the Municipality's Change Homes for Climate - Home Energy Retrofit Accelerator (HERA) program. Participants in the program will receive a $200 rebate per home towards the cost of each EnerGuide label, up to $1,000 in total for a maximum of 5 rebates per program year.

Benefits of participation include:
Listing your home on the map is an easy way to inform clients about the energy efficiency of the homes you build so they can compare across different builders. This can be used as an important marketing advantage for high performance builders.

Receive immediate recognition on the website as a champion participating builder.

Further details can be found here:
https://homes.changeforclimate.ca/participating-home-builders/

4.2 Other Sustainable Programs

Any other sustainable third party certifications, building methods and additional building materials that the Buyer proposes to use in the construction of the Development shall be included in the Building Plan Approval Application Form (Appendix D) and shall be subject to the Development Review Consultant's approval in accordance with section 3.

Developer Tips:

It is **highly recommended** that the Buyer has a **pre drywall blower door test performed by the Certified Energy Advisor** originally retained. The benefit to performing a pre drywall blower door test is to identify any areas of concern that can be easily corrected at this particular stage of construction.

Subject to the Development Review Consultant's approval set out in section 4.2, the Buyer is encouraged to obtain other approved sustainable third party labelling or certifications, such as:

- Built Green® (Gold or Platinum)
- Canadian Home Builders Association Net Zero or Net Zero Ready
- LEED Canada for Homes

5.0 Design Guidelines

5.1 Site Planning

5.1.1 Setbacks / Separation Space

Minimum setbacks for all front, rear and side yards are to conform to those established by the Municipality's Zoning Bylaw.

The Municipality's Zoning Bylaw can be found here: https://webdocs.edmonton.ca/InfraPlan/zoningbylaw/bylaw_12800.htm

Specifically refer to:

- Part II - Zones, Direct Control Provisions, Overlays and Special Areas > 100 Residential Zones > 115 (RSL) Residential Small Lot Zone.

5.1.2 Siting and Site Coverage

The maximum site coverage is to conform with the Municipality's Zoning Bylaw. Homes are to be sited to complement the overall streetscape and ensure compatibility with adjacent lots. The siting of the homes is to reflect the attributes of topography, views, exposure to sunlight and privacy considerations.

5.1.3 Lot Grading / Plot Plans

Lot grading must adhere to the latest approved Laurel 22 Lot Grading Plan (found on The Meadows of Laurel (Phase 4) website), **not** to adjacent lots or unfinished lanes. The Buyer is responsible for meeting the required grade elevations and ensuring drainage patterns are maintained within the property lines to the satisfaction of the Municipality.

Drainage swales, bioretention areas (rain gardens) and retaining walls, where required and approved must be designed to enhance the site's natural character and conform to the overall approved site grading and drainage plans. Drainage swales, bioretention areas (rain gardens) and retaining walls that are installed by the Developer shall not be altered in any way.

The costs of obtaining proper grading and drainage are the responsibility of the Buyer.

Plot plans must be prepared by an Alberta Land Surveyor (A.L.S.) and include the information required as per Appendix E.

5.2 Streetscape

5.2.1 Home Sizes, Massing and Widths

The overall massing and detail of front elevations are important parts of the homes design and should provide a consistency of mass and volume within the streetscape. As such, home widths and sizes must relate proportionately and logically to the width of the lot and to neighbouring homes.

The minimum width of all homes must be within 2'-0" of the recommended building pocket as identified in the neighbourhood plan in Appendix A. The maximum garage offset allowed is 2'-0" or at the discretion of the DRC.

5.2.2 Building Heights and Roof Pitch

The maximum building height is to be in conformance with the Municipality's Zoning Bylaw. The minimum roof pitch is to be 6:12 for any roof on the front elevation facing the street. Secondary roof pitches may be reduced to 5:12 to protect second floor window openings. Bungalows are to have a minimum roof pitch of 7:12. An alternative roof pitch may be considered depending on the style of the home at the discretion of the DRC.

5.2.3 Home Elevation

No home is to have more than 3 risers at the front elevation. If more than 3 risers are required, the run must be split. Any variance will be at the sole discretion of the Developer.

5.2.4 Repetition

Similar elevations shall not be repeated within two (2) lots of each other (XOAX) including those directly across the street. A change of building material alone and/or the reversing of a plan are not sufficient. If it is felt that the adjacent homes are too similar, the DRC will request the Applicant make design changes.

5.2.5 Corner Lots

Corner lots with highly visible side and rear elevations must be designed with materials and details similar to the front elevation (i.e. fully detailed windows and trim, shadow bands, gable treatment, box-outs, dormers, columns and porches or verandahs that wrap around from the front of the home).

In order to reduce the scale of corner lots, and to eliminate the appearance of an abrupt end to the streetscape, single storey elements shall comprise a minimum of 20% of the width of the front and flanking street elevations.

All cantilevers, box outs, etc., on visible elevations must include their own roofing and overhang (minimum 12" over hang).

5.2.6 High Visibility and Walk-Out Lots

Rear elevations on perimeter and highly visible lots shall consist of proportions and details similar to that of the front elevation. These elevations shall avoid large expanses of blank walls by providing wall openings of appropriate number and size, and sufficient upper floor articulation. All cantilevers and projections on visible elevations must include a separate roof line with overhang.

All walk-out elevations shall utilize a graduated roof line and a combination of details (dormers, decks, roof skirts and balconies) and a minimum of two wall planes to provide sufficient articulation and prevent a three-storey presence.

6.0 Building Materials and Details

6.1 Foundations and Utility Meters

Details

Concrete parging shall not exceed 24" (600mm) above finished grade (to underside of wall cladding material) and should be minimized at the front elevation to 12" (300 mm). Where side and rear elevations are located along slopes (stepped foundations), the parging may be increased at the discretion of the DRC.

Electrical and gas meters are to be located on rear or side elevations and screened from view if highly visible.

6.2 Exterior Wall Finishes

Built Green® Tip:

Siding made from cementitious materials, stone, stucco, brick or fiber cement materials are relatively strong, long lasting and fireproof. These properties greatly enhance the building's overall longevity and reduce on-going maintenance.

Details

Broad expanses of siding on the front and other highly visible elevations are to be minimized through the use of trim details, masonry, columns, etc. A change in pattern and materials in order to distinguish volumes is strongly encouraged.

Materials

The minimum required primary wall material is to be vinyl siding. Other acceptable materials include painted fibre cement siding (HardiePlank or equivalent), painted engineered wood siding (LP SmartSide Lap or equivalent), painted fiber cement shingle siding (HardieShingle or equivalent) and painted or stained wood shingles.

Stucco (smooth trowel finish) will be permitted as a primary wall material if appropriate to the style or design. Stucco cladding will require extensive trim details at window and door openings.

Masonry is required on all homes and should be limited to areas that reflect structural elements, or as a base material that visually "grounds" the home. Acceptable masonry includes the use of real and/or cultured stone and brick. All masonry must wrap at least 2'-0" around all corners with trim/column detailing.

Alternative elevations without masonry will be considered if appropriate to the design and the level of additional detailing provided.

Secondary Materials

Secondary wall materials may consist of composite (cementitious / wood) shingles, high quality vinyl shakes, cedar shakes and board and batten detailing in composite or vinyl.

6.3 Trim

Built Green® Tip:

Replace conventional trim products with alternates that are clad with prefinished metal. Metals are more durable, long lasting, require no maintenance, and because they are so much more durable (and longer living) than conventional trim products, they eventually reduce waste in landfills. Alternatives such as aluminum are also recyclable.

Details

Trim is required around all doors and windows that are visible from the front street or public view, including green space, front street, alley, etc. All doors and windows shall include trim around all 4 sides (except the bottom of doors). Doors and windows shall have a minimum 4" trim in width and shall be of suitable thickness to provide relief from building siding (6" trim is highly recommended).

Corner trim boards are required on all corners of all homes. The requirement for corner boards may be waived at the discretion of the DRC depending on the style of the home and the main body cladding material. Corner trim boards shall have a minimum 4" width (6" is highly recommended).

Where trim is being used adjacent to stone cladding, the trim must be built out to provide relief of ½" minimum.

Materials

Window, door and corner trim may be fiber cement board (HardieTrim or equivalent), engineered wood (LP SmartSideTrim or equivalent), painted or stained wood, prefinished aluminum and vinyl.

6.4 Gable Ends

Details

Gable end detailing is required on front and flanking corner elevations as well as all high-visibility rear elevations as outlined in Sections 5.2.5 and 5.2.6. Gable end detailing shall differ in material and pattern from those used on the main body of the home. Horizontal vinyl siding is not recommended for use within gable ends.

Materials

Acceptable materials include painted fibre cement siding (HardiePlank or equivalent), painted engineered wood siding (LP SmartSide Lap or equivalent), smooth trowel finish stucco, painted fiber cement shingle siding (HardieShingle or equivalent) and painted or stained wood shingles.

6.5 Roof Materials and Overhangs

Built Green® Tip:

A 30-year roof system saves homeowners money in replacement costs, and reduces the use of landfills due to the longevity of the product. Many durable roofing systems are now being offered with up to a 50 year lifespan.

Several roofing products now come with a certain minimum percentage of recycled content in them by default. Recycled content roofing material reduces the use of new resources and waste in landfills. Recycled rubber roofing systems can contain approx. 95% recycled materials. From 600 – 1000 rubber tires are used in the production of rubber roofing for an average sized home.

Details

Roof forms are to be consistent with the architectural style of the home. The roof is the greatest source of potential heat gain. Light-coloured and reflective roof surfaces are the most effective design strategy to minimize heat gain, and lower cooling demands and costs.

Roof overhangs on the south side of the home should be sized to provide shade in the summer, yet allow sunlight and warmth inside the home during the winter. Overhangs of sufficient size also prevent water from draining directly onto the home and its foundation.

Roof overhangs are to be proportionate to the design of the home. The minimum allowable roof overhang is 18" or as allowed by the DRC to interpret the style of home.

Materials
Roofs may be finished in 30-year (minimum) architectural grade asphalt, recycled rubber shingles (Euroshield or equivalent), concrete roof tiles (Unicrete or equivalent), or composite roof shakes (Enviroshake or equivalent).

Shingle colours shall be appropriate to the architectural style, in light to mid tone shades and must compliment the siding colour as approved by the DRC. Red, green and blue tones will not be approved.

6.6 Front Entrances and Doors (all man doors or garage doors visible from front street)

Built Green® Tip:
Fiberglass doors may insulate better than steel skinned or wood doors, have a longer lifespan, do not warp, twist or crack, and therefore reduce landfill use. R6 insulated doors (or better) of fiberglass or steel with insulated cores and various internal thermal breaks, are preferable to wood doors which are essentially uninsulated, and are much less durable.

Details
Covered entries and porches provide shading as well as outdoor living space. The south side is the most critical face of the home to shade. Front porches create a transition from the private space of the home to the public space of the street.

All entry doors should be appropriately detailed and of a design consistent with the style of the home. Doors that incorporate glazing, sidelights or transom windows are strongly encouraged.

All front entrance doors are to be painted in a contrasting deep, vibrant colour or painted to match the trim colour (note: white trim colour will require an alternate accent colour to be used). If doors are wood, they should be stained to match or contrast with the trim colour.

Materials
Entrance doors are to be embossed or raised panel wood, fibreglass, or appropriately patterned (insulated) metal with true or simulated divided lite glass.

6.7 Windows

Built Green® Tip:
ENERGY STAR labeled windows save energy by insulating better than standard windows, making the home more comfortable all year round, reducing outside noise and resulting in less condensation forming on the window in cold weather.

Details
Feature windows are encouraged on the front elevation. Large undivided windows are not permitted. Windows on all front and corner elevations require decorative treatment such as muntin bars. Muntin bars are to be of solid materials, not tape and have the appearance of true divided lights.

Materials
All windows are to be constructed of either vinyl or wood with metal clad exterior.

6.8 Soffit and Fascia

Built Green® Tip:
Fiber cement board is much more durable than plywood, and if installed on the fascia and soffit, made with recycled content from sawmill waste and Portland cement, is a strong, long lasting and fireproof contribution to the roof's durability.

Details
All homes are required to provide fascia boards and soffits under the eaves.

Materials
Soffits shall be either prefinished aluminum, painted fiber cement (hardieSoffit or equivalent) or painted / stained wood.

Fascia shall be prefinished metal, fiber cement board (HardieTrim or equivalent), of painted engineered wood (LP Smartside Fascia or equivalent). Vinyl Fascia will not be permitted. All Fascia boards are to be 6" wide minimum, although 8" Fascia is recommended.

6.9 Rainware – Eaves, Downspouts and Rain Barrels

Developer Tip:

The purchase of a good-size rain barrel to which a hose can be attached or a watering can filled can eliminate outdoor use of drinking/tap water. This can save the average homeowner approx. $95.00 over the summer months and help reduce greenhouse gas emissions.

Details

Eaves and downspouts are required on all homes and shall be designed in a manner to minimize their appearance on front and high visibility locations. Downspouts should be installed on side and rear elevations only to minimize the front view.

Downspouts should be located in a manner to limit the channeling of water exiting the downspout and should be directed to permanent on-site stormwater control areas within the landscape (i.e. vegetated swales, infiltration / rain gardens, rain barrels).

The Buyer should review the 'Notes' on the latest approved Laurel Stage 22 Lot Grading Plan to determine if their lot is required to connect the foundation drain and/or roof leaders (downspouts) of their home to their lot's storm service. Buyers may not be able to receive their final lot grading approval from the Municipality if they do not conform to this requirement, if applicable. The Laurel 22 Lot Grading Plan can be found on The Meadows of Laurel (Phase 4) website.

It is recommended that downspouts not be directed onto driveways, patios or other hard surfaces. Likewise, downspouts should not be directed toward neighbouring properties unless a suitable swale exists between the properties to ensure adequate drainage away from the homes.

Rain barrels should include an insect screen, drain spout and an overflow spout that directs surplus storm water to control areas (i.e. vegetated swales, infiltration / rain gardens).

Materials

Eaves and downspouts shall be of prefinished metal and match trim colour of home. Plastic eaves and downspouts are not permitted.

Rain barrels are to be neutral colours that complement the overall color scheme of the home.

6.10 Decks and Railings

Built Green® Tip:

Deck and verandah surfaces are prone to severe weather exposure, and need to be durable. Materials that last longer reduce landfill usage and tend to require little to no maintenance, saving replacement costs and reducing energy. When possible, wood should come from a sustainably harvested source with certification from Forest Stewardship Council (FSC), Sustainable Forestry Initiative (SFI), or Canadian Standards Association's Sustainable Forest Management Standard (CAN/CSA-z809-02).

Details

Front porches and rear decks should have railings in a style to match the architectural theme. All front verandahs or decks are to be enclosed to grade.

Materials

Acceptable railing materials include (depending on architectural style) metal, wood, metal and glass (acceptable on rear elevation only); and composite materials. Deck corner posts are to be consistent with the overall detailing of the home (minimum of 4" square).

6.11 Chimneys

Details

All chimney flues must be boxed in a corbelled chase in the same finish as the main body of the home.

6.12 Exterior Lighting and Accessories

Built Green® Tip:

Fluorescent, compact fluorescent, and LED lamps use >50% less energy than standard lamps and last up to ten times longer. LED bulbs are recommended for lighting decorative features or outdoor areas (because they will not be negatively impacted by cold weather).

Details

It is recommended that light fixtures shall complement the architectural style of the home. Pot-lights are also recommended in soffit areas to enhance the streetscape appeal.

Address numbers are to be a minimum of 6" in height and are to be located on the front garage elevation or at the front entry door.

Materials

When possible, materials shall include a lifetime finish. Materials that last longer reduce landfill usage and tend to require little maintenance, saving replacement costs.

6.13 Colours and Finishing

Built Green® Tip:

Paints or finishes made from recycled content are environmentally friendly because recycling paint reduces the hazardous waste in landfills.

Details

Colours cannot be repeated within 2 lots on the same side of the street (XOAX) and will not be permitted directly across the street. Contrasting siding and trim colours are mandatory.

A contrasting accent colour that is complementary to the main body colour and trim colour of the home is encouraged. This colour may be used on accent materials such as shakes or gable treatment. Matching fascia and siding will not be permitted.

All the exterior colour schemes must be approved by the DRC. The DRC will not permit the predominance of one colour within any portion of the area.

6.14 Sidewalks, Patios and Stairs

Built Green® Tip:

Select concrete produced from aggregates derived from a pit or quarry with a valid reclamation plan approved by Materials and Resources Canada or the governing provincial body.

For every one-ton of Portland cement generated, eight tenths of a ton of carbon dioxide is produced. Select concrete products that utilize supplementary cementitious products including fly ash, blast furnace slag as well as metakaolin.

Details

Sidewalks and patios shall be constructed of attractive, long lasting materials that are safe and easy to walk on. They should enhance the overall appearance of the home and the adjacent landscape.

All front walks are to be a minimum of concrete with a broom finish, 3'-0" in width.

The use of alternative surfaces / paving materials that use sustainable design strategies such as pervious pavements (that promote infiltration) and pavements with high solar reflectance (reduce heat island effect) are strongly encouraged.

All impermeable surfaces shall be designed to direct storm water runoff toward appropriate infiltration features within the landscape (i.e. vegetated landscape swales and/or infiltration / rain garden). Refer to Sections 7.2 and 7.4.

Poured in place and precast concrete steps are permitted and are to match or compliment the sidewalk leading to the home.

Stairs and porches constructed of pressure treated wood are required to be stained using a colour that matches the trim or a complementary colour pallet to the home. At a minimum, the edges of the porch and stairs must be stained so the view from the street gives the appearance of being stained.

Materials

Sidewalks and patios shall be constructed of standard "broom finish" concrete, stamped concrete, exposed aggregate or sand blasted concrete. Pervious options include cobbles, natural stone, concrete unit paving, porous concrete unit paving (Expocrete - SF-Rima or equivalent) and composite permeable pavers (Brock White - VAST Pavers or equivalent).

Variances to sidewalk material are subject to review and approval by the DRC. Asphalt paving is not an acceptable material.

6.15 Garages and Driveways

Built Green® Tip:

Ensure attached garage overhead door is insulated with R8 to R12 or greater.

Details

Attached double front garages are required for all RSL zoned lots.

All garages shall be designed such that their massing, articulation, detailing (including gable ends) and finish materials coordinate with, and do not overwhelm the home (garage doors shall not be a feature of the home). Detached garages are to be consistent in style, finish and colour with the design of the home.

Garage doors must be colour coordinated to match the home. The door should be the same color as the siding or as an alternative may be the same colour as the fascia or trim (note: white trim colour will require an accent colour to be used). A contrasting color for the garage door may be allowed at the discretion of the DRC.

A maximum of 18" must be maintained between the overhead garage door and the eave line. Where the height exceeds 18", additional detailing may be required.

The use of glass panels in garage doors befitting the style of the home is encouraged. Glass panels in garage doors on bungalow homes are required. Sunburst or fan windows are not recommended. The corners of all overhead door openings must be straight (angled corners will not be permitted).

Driveways are to be located in accordance with the most recently approved Laurel Stage 22 Street Furniture Plan (which can be found on The Meadows of Laurel (Phase 4 website). This information is also shown in The Meadows of Laurel (Phase 4) neighbourhood plan (Appendix A). In the event those two plans differ, the Street Furniture Plan shall govern. All driveways are to be a minimum of concrete with a broom finish and shall have a maximum width at the property line of no more than the width of the garage. A wider driveway may be considered if it can be demonstrated that it does not compromise drainage and not detract from the streetscape and landscaping standards.

The use of alternative surfaces / paving materials that use sustainable design strategies such as pervious pavements (that promote infiltration) and pavements with high solar reflectance (reduce heat island effect) are strongly encouraged.

Materials

All Driveways shall be constructed of standard "broom finish" concrete, stamped concrete, exposed aggregate or sand blasted concrete. Pervious options include concrete unit paving, porous concrete unit paving (Expocrete - SF-Rima) and composite permeable pavers (Brock White - VAST Pavers).

Asphalt paving and loose stone aggregate (i.e. gravel) are not permitted as driveway materials.

6.16 Ancillary Buildings / Garden Sheds

Details

Where such structures are visible from public adjacencies (perimeter lots, corner lots and lots designated high visibility) they shall be constructed such that their detailing and finish materials coordinate with the approved finishes of the home. Roof style and materials are to match the materials used on the home.

The side wall elevations of accessory buildings/ sheds are recommended to not exceed the height of adjacent fencing.

Accessory buildings on lots designated by the DRC as high visibility must be a minimum of three (3) metres from the rear fence line.

6.17 PV Solar Ready

The Buyer shall design and construct the Development to be PV Solar Ready.

Developer Tips

Designing a home to be PV Solar Ready will make the addition of panels in the future much easier. Contact the Canadian Solar Industries Association for more info: www.cansia.ca. Eliminating a potentially large cost at the construction stage can encourage homeowners to install panels later on. By making the home PV Solar Ready, the builder is seen as forward-thinking, and homeowners who might never have considered solar power will be introduced to the concept in a non-threatening and helpful way.

For verification, either use the checklist provided by Natural Resources Canada's Office of Energy Efficiency (oee.gov.gc.ca), or provide the detailed solar ready design which should comply with the technical guidelines posted online by CanSIA at:

https://www.nrcan.gc.ca/energy/efficiency/housing/research/5141

Generating local renewable energy is one of the most impactful ways of taking action on climate change. As part of the City of Edmonton's Change Homes for Climate – Solar Program (CHCSP), newly constructed homes are eligible for a rebate of $0.30/watt towards the cost of the system, up to a maximum amount of 40% of the total eligible cost of the system or $4,000 per dwelling, whichever is lesser. Rebate stacking is allowed with Canada's Greener Homes Grant program up to a maximum of 100% of the total investment made by the homeowner.

Further details can be found here:
https://homes.changeforclimate.ca/solar-rebate-program/

7.0 Landscaping / Fencing

Landscaping shall be an integral part of the overall site planning. The general intent is for Owners to predominantly use drought tolerant, locally grown, indigenous plant species (trees, shrubs, perennials and grasses) for all landscape planting to create a simplified yet strong naturalized landscape environment. The use of plants that do not require irrigation (or reduce potable water consumption for irrigation) but which can survive on available rain water is encouraged.

The character of the landscaping within The Meadows of Laurel (Phase 4) should feel informal, although some limited areas of formal planting may be employed for contrast. The landscaping treatment is intended to provide a consistent and continuous treatment from lot to lot and shall therefore provide a degree of visual continuity throughout the Meadows of Laurel (Phase 4). A limited planting palette with a strategic layout of the plant species that considers winter appearance will strengthen this intent.

Alternate materials to sod (rock and/or bark mulch) will be permitted if the alternate plan meets the objective of these guidelines to achieve greenery in all front yards within the neighbourhood. The use of hard surface landscaping will require:

- The planting of an additional ten (10) shrubs minimum;
- A variety of rock sizes as well as obvious variations in contours and materials for interest (coloured shale and white rock will not be permitted).

Please be advised the Municipality has landscape requirements (in addition to the above minimum requirements) that can be found here:

https://www.edmonton.ca/city_government/urban_planning_and_design/tree-and-shrub-planting-requirements.aspx

It should be noted that landscaping provided by the Developer such as boulevard trees, shrubs or grass shall not be removed, replaced or altered in favour of alternative landscaping elements. For example removing boulevard trees and replacing them with an alternative species or removing boulevard grass and replacing it with stone is strictly prohibited. Removing, replacing, or altering these items may result in repair costs being charged back to the Buyer to return the landscaping elements to their original condition. The location of Developer provided landscaping can be found on the Laurel 22 Overall Landscaping Plan which can be found on The Meadows of Laurel (Phase 4) website.

7.1 General Landscaping Requirements

High quality landscaping shall consist of an effective combination of trees, shrubs and groundcovers consisting of grass and approved dry landscape materials. The incorporation of feature gardens, decorative boulders, wood/bark mulch and river rock may also be incorporated and is strongly encouraged in all front yards to enhance the design, but these elements shall not replace the living plant material.

It is the Owners responsibility to landscape the front yard in accordance with the submitted and approved landscape plan. In the case of corner lots, the front yard shall include the flanking side yard to the sidewalk, curb or boulevard and to the rear corner of the home.

7.1.1 Plant Material Requirements

All plant material shall meet or exceed the Canadian

Nursery Landscape Association (CNLA) Standards and Specifications.

All landscaping shall:

- Include the use of established, drought tolerant, locally grown indigenous species (trees, shrubs, perennials) that are hardy to the region;
- Avoid invasive plant species;
- Limit turf / lawn areas;
- Cluster plants with similar water requirements ("water-use" zones);
- Minimize the demand for potable water (irrigation) and synthetic chemicals.

Trees

The Buyer is required to plant one (1) tree within each front yard. At the time of planting, all required trees must be greater than 6'-0" (1.8M) in height for conifers, and a minimum of 1½"-2" (40-50mm) caliper for deciduous.

All corner lots will require one (1) additional tree (of the same size specification) on the flanking side of the property.

All high visibility lots (being those lots that back onto a public amenity) will require one (1) additional tree (of the same size specification) within the rear yard.

It is encouraged that a mix of coniferous and deciduous trees are utilized within every landscape.

Shrubs

As a minimum, the Buyer is required to plant four (4) shrubs within a prepared shrub bed. Shrubs shall be a minimum size of 2' wide for spreading varieties and 2' tall for upright varieties at the time of planting.

All high visibility lots (being those lots that back onto a public amenity) will require four (4) additional shrubs (of the same size specification) within the rear yard.

A prepared shrub bed is defined by landscape edging (vinyl, aluminum, poured concrete curbing or spade dug edge), and mulch.

Mulch

All prepared shrub beds must include a minimum of 4" depth mulch to effectively inhibit weed growth, retain soil moisture, moderate soil temperature and protect plant roots during the winter months.

7.1.2 Lawn Areas

All lawn areas shall be minimized by incorporating different purpose areas such as patios, rock gardens, vegetated swales, rain gardens and vegetable gardens.

Sod is required and to be installed over a minimum of 3 ½" to 6" of topsoil. It is recommended to purchase sod that consists of locally adapted rye-fescue blends that require less water, thrive under varying soil conditions, are shade tolerant, require less fertilizer and grow slowly requiring less frequent maintenance.

To keep the weeds down, it is a minimum requirement to sod the rear yard.

All turf should be drought-tolerant fine fescue blends. It is recommended that all turf grass purchased be Water Star certified.

Synthetic grass may be permitted but samples and a proposed landscape plan must be submitted to the DRC for approval prior to implementation.

7.2 Storm water Collection and Infiltration

Owners are encouraged to help minimize storm water flows by promoting on-site infiltration through the use of storm water collection / bioretention areas. Bioretention areas, also known as (infiltration) rain gardens typically provide rainwater capture of impervious drainage areas (roof, parking and patio areas) and provide pre-treatment of runoff storm water by allowing the runoff water to enter an infiltration system prior to entering the storm system, percolating back into the ground, or evaporating.

7.3 Fencing

Front yard fences shall be set back 1.0M (3'-4") from the front face of the home.

Fencing is an important element in community design as it defines ownership and allows for screening and privacy.

All fencing, repairs and maintenance to such fencing, is recommended to match the approved subdivision fence detail in color and style as per the detail in Appendix B.

Fencing on lots other than that constructed by the Developer in accordance with the sale agreement between the Buyer and the Developer is the responsibility of the Buyer to construct. Fencing locations and types provided by Developer can be found on the neighbourhood plan in Appendix A. Fence details can be found on The Meadows of Laurel (Phase 4) website.

The Buyer/Owner shall be solely responsible for the maintenance of all fencing within their lot, including any fencing that was constructed by the Developer or the Buyer.

7.4 Retaining Walls / Earth Berming (recommendations)

In the event retaining walls are required, all walls (locations, heights and materials) shall be approved by the DRC prior to construction. The construction of retaining walls is the responsibility of the Buyer and must not compromise the grading design and drainage of the lot.

Details
Retaining walls are not to exceed more than 3'-0" (1.0M) in height unless approval for a higher wall is obtained by the DRC and the wall is designed by a qualified professional Engineer. All retaining walls are to be constructed to blend with the landscape both aesthetically and functionally.

Where mounding or earth berming and contouring are required, smooth transitions – at a recommended maximum 3:1 slope to create undulating natural forms are desired.

Materials
Acceptable materials for retaining walls include indigenous natural boulders; concrete faced with stone of earth coloured materials (or a material compatible with the primary building as determined by the DRC), tumbled precast concrete retaining wall block, and pressure treated timber (4x6 or larger).

CAA timber, railway ties and other creosote impregnated materials are not permitted.

8.0 Subdivision Appearance

8.1 Signage

In order to maintain cohesiveness for signage within the subdivision, all signage must adhere to the Municipality's Bylaw requirements.

8.2 Excavation Material

All Buyers must ensure that all excavation is kept within the confines of their lot. Any spillage onto a road, lane, sidewalk or neighbouring lot must be removed immediately or the Developer will arrange for its removal and invoice the buyer for expenses. Care should be taken when excavating lots to avoid undercutting Developer provided fencing or damaging fences with excavation spill piles.

8.3 Clean-up and Lot Appearance

Buyers are required to ensure their sub-trades are aware that timely removal of litter and excess construction debris on building sites is mandatory.

Supply of bins by the Buyer is recommended. The Buyer is required to keep their lot clean and orderly during construction. There will be no burning of garbage. Buyers will be given 48 hours notice to comply if abuse is noted. If the Buyer fails to rectify any issues identified in such notice within the time set out therein, the Developer may submit a Bylaw complaint, which could result in penalties to the Buyer if a Municipal Enforcement Officer determines that the property conditions do not meet the applicable municipal standards.

APPENDIX A - Neighbourhood Plan & Driveway Location

APPENDIX B PRELIMINARY DESIGN REVIEW FORM (optional)

This FORM must be completed by the Applicant and submitted along with all required plans, and other documents for PRELIMINARY DESIGN REVIEW (optional submission).

Stage: The Meadows of Laurel - Phase 4 Lot _____, Block _____, Plan _____

Civic Address: _____

Buyer: _____

Mailing Address: _____

Contact Name: _____

Phone: _____ Fax: _____ E-mail: _____

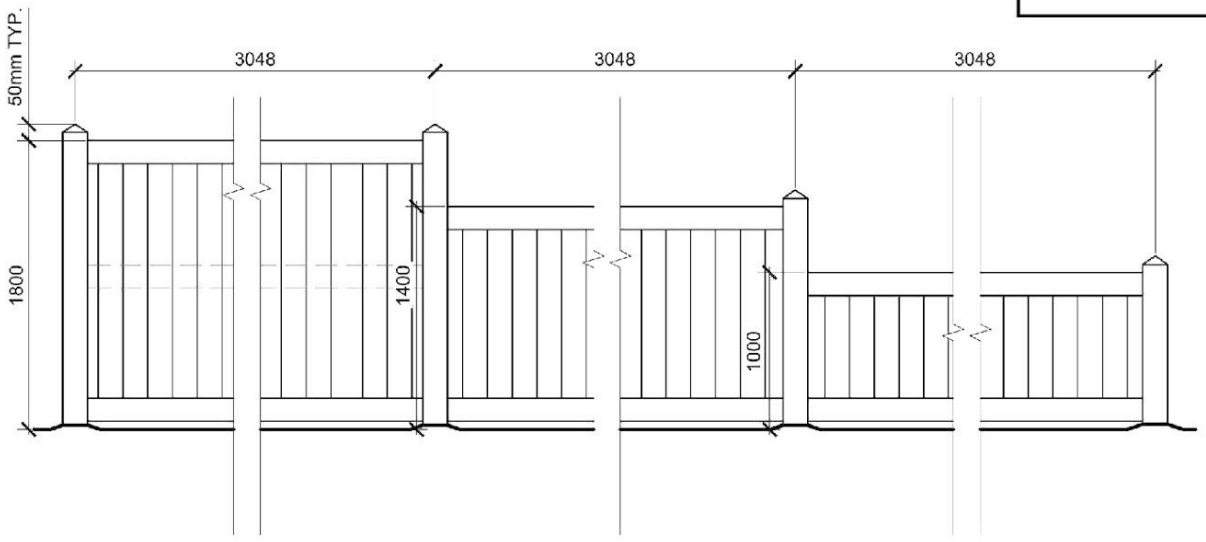
This Application acknowledges that the plan review is provided as a service and that the Developer and the Design Review Consultant assumes no responsibility for the accuracy of the information provided, or for any losses or damages resulting from the use thereof. This plan review does not guarantee approval for Development Permit or Building Permit by the City of Edmonton.

Signature of Buyer _____ **Date** _____

Received By _____ **Date** _____

APPENDIX C - Subdivision Fencing & Colour

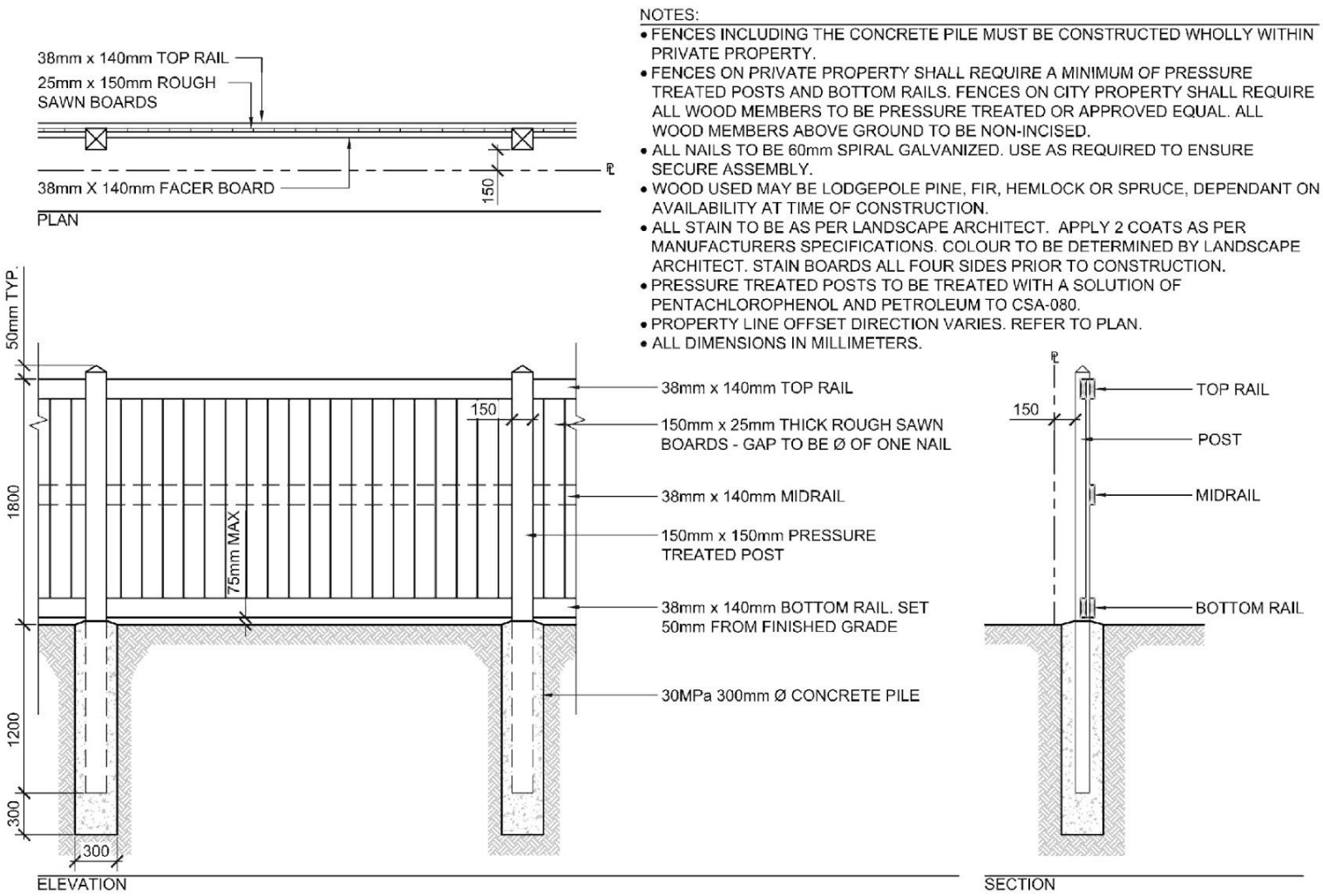
Stain Colour: *Cloverdale Paint WeatherOne EX206 Sandstone B48 CX1Y14 F4*



ELEVATION

NOTES:
- REFER TO CONSTRUCTION DETAIL LA405 FOR ALL METHODS AND MATERIALS REGARDING CONSTRUCTION OF WOOD SCREEN FENCING.

STANDARD STEPDOWN DETAIL



STANDARD FENCE DETAIL

APPENDIX D - BUILDING PLAN APPROVAL APPLICATION FORM

This BUILDING PLAN APPLICATION FORM must be completed by the Buyer or the Applicant and submitted along with all required plans and other documents for DESIGN GUIDELINE APPROVAL .

Stage: The Meadows of Laurel - Phase 4 Lot _____, Block _____, Plan _____

Civic Address: _____

Buyer: _____

Mailing Address: _____

Phone: _____ Fax: _____ E-mail: _____

Contractor /Builder (if other than above): _____

Contact Name: _____

Phone: _____ Fax: _____ E-mail: _____

Certified Energy Advisor: _____

Contact Name: _____

Phone: _____ Fax: _____ E-mail: _____

LAND USE
Land Use Designation ☐ **RSL** (single family)

HOME DESIGN

Type ☐ Bungalow ☐ Bi-Level ☐ Split Level ☐ Two Storey ☐ Other

Area

Main Floor	_____ ft²	_____ M²
Second Floor	_____ ft²	_____ M²
Total Floor Area of Primary Home	_____ ft²	_____ M²
Total Floor Area of Secondary Suite (where applicable)	_____ ft²	_____ M²

FORM Roof Style _____ Roof Slope _____ Fascia Size _____

LANDSCAPE ☐ Plan Attached

Deciduous trees _____ Quantity _____ Caliper _____
Evergreen trees _____ Quantity _____ Height _____
Shrubs _____ Quantity _____ Height / Spread _____

BUILDING MATERIALS

Item	Material	Manufacturer / Reference No.	Colour
Roof			
Walls – Primary Cladding			
Walls – Secondary Cladding			
Walls – Stone Cladding			
Walls – Foundation Cladding			
Gable Ends			
Cornices / Friezes			
Soffit			
Fascia			
Chimney			
Windows			
Muntin Bars			
Window / Door Trim			
Shutters			
Front Door			
Other Doors			
Garage Door			
Eavestrough and Rainware			
Columns			
Balustrades / Handrails			
Verandah			

BUILDING MATERIALS (SITE WORK)

Item	Material	Manufacturer / Reference No.	Colour
Walkway (front).....	_____	_____	_____
Walkway (other).....	_____	_____	_____
Driveway.....	_____	_____	_____
Driveway (accent / border)	_____	_____	_____
Rear Patio / Deck.....	_____	_____	_____
Retaining Walls.....	_____	_____	_____
Fencing.....	_____	_____	_____

ADDITIONAL SUSTAINABLE INNOVATIONS (MATERIALS, METHODS, TECHNOLOGY)

Item	Description	Manufacturer / Reference No.
_____	_____	_____
_____	_____	_____
_____	_____	_____

DESIGN GUIDELINE DISCLAIMER

Although a reasonable effort has been made to ensure the accuracy of the contents of these Design Guidelines, the Developer and the DRC cannot be responsible for any errors, omissions or inaccuracies contained herein. The Developer and the DRC can assume no responsibility or liability whatsoever associated with the use of the Design Guidelines contained herein and no representation is made as to the accuracy or completeness of the Design Guidelines herein. The Design Guidelines are subject to amendment and supplementation and any such amendments or supplements are not included herein. To ensure that a complete and accurate copy of these Design Guidelines is being consulted, refer to the then current Design Guidelines and any amendments and supplements held by the Developer.

I fully understand the above and with my signature agree to all the above terms.

Signature of Buyer/Applicant_____ **Date** _____

APPENDIX E

SUBMISSION REQUIREMENTS

Description of Item	Recommended Drawing Scale	Copies Required
BUILDING PLAN APPROVAL APPLICATION FORM (Appendix D) completed entirely and signed by the Applicant.		1
Plot Plan (Survey) prepared by an Alberta Land Surveyor. · Scale – 1:300 metric including North arrow; · Legal Description of property including Municipal address; · All property lines, designated and dimensioned; · Size and location of the proposed building(s) dimensioned to property lines, existing buildings and other structures, where applicable; · All cantilevers (including floor, bay windows, fireplaces, eaves, etc.); · Abutting streets, avenues, reserves, etc. Easements and utility right-of-way labelled and dimensioned, accurately figured, explicit and complete; · Spot elevations around building(s) and drainage direction; and · Dimensions from property line to sidewalk and face of curbs.	1:300 metric	1

Home Construction (Working) Drawings, including the following but not limited to:
· Fully dimensioned and annotated plans of all floors (including proposed geodetic elevations of each);
· Fully dimensioned and annotated elevations of all building facades (including roof slopes);
· Fully dimensioned and annotated longitudinal section of the primary building;
· Roof plan indicating all proposed roof slopes;
· All materials and colours on all facades are to be listed on the elevational drawings, and/or in a finish schedule, detailing:
  · Wall cladding, and all trim (window, door, corner boards, friezes, etc.);
  · Gable end materials and details;
  · Roof materials;
  · Soffit, fascia, and rainware for all roofs (main, porch, dormers);
  · Porch floor including all stairs / steps to the home and porch; and
  · Columns, columns bases and balustrades.
	1:50 metric (¼" = 1'-0")
	or 3/16" = 1'-0")	

Landscape Plan (recommended information required) (or larger) · Fully dimensional and annotated plan of all hard surfacing (sidewalks, driveways, patios); · Locations of all proposed tree and shrub planting; and · Schedule of all proposed tree and shrub planting (including quantities and common name)	1:300 metric	1

APPENDIX F APPLICATION FOR FINAL REVIEW

Stage: The Meadows of Laurel - Phase 4 Lot _____,__ Block _____, Plan _____

Civic Address: _____

Buyer: _____

Mailing Address: _____

Phone: _____Fax: _____ E-mail: _____

Contractor /Builder (if other than above): _____

Contact Name: _____

Phone: _____Fax: _____ E-mail: _____

Attachments:

- Final lot grading approval pursuant to the *Drainage Bylaw Number 18093* for the Sale Land; and
- Energuide certification label confirming the Development has been constructed in accordance with the Sustainable Certification
- Built Green® Canada label confirming that the Development has been constructed in accordance with the Sustainable Certification (if applicable);

I have complied with all requirements of these Design Guidelines, including Section 4 and the design guideline approval granted by the Developer and the Design Review Consultant. The home and landscape work are in conformance with the drawings and specifications approved by the Developer and the Design Review Consultant. I acknowledge that the Developer and/or their representatives, shall not be responsible for delays due to unapproved revisions or deficiencies in the construction of the Home and the landscape work.

Signature of Buyer _____ **Date** _____

Signature of Buyer _____ **Date** _____