

GENESIS



on the lakes

STAGE 1

Lake Lots	Block 6	Lots 1 to 17
Estate Pond Lots	Block 5	Lots 1 to 23
Estate Lots	Block 5	Lots 24 to 46
ER Lots		Lots 47 to 61
<p>Revised April 2012 – Unitec changed designation of Lots 24 to 46 Block 5 from Pond lots to Estate lots. And Lots 47 to 61 from Estate lots to Perimeter lots</p>		
Pond Lots	Block 5	Lots 1 to 23
Standard RSL Lots	Block 2	Lots 3 to 13
	Block 4	Lots 45 - 51
	Block 4	Lots 55 to 58

STAGE 2

Lake Lots	Block 6	Lots 18 - 36
Perimeter Estate Lots	Block 5	Lots 62 - 68
Standard RSL lots	Block 4	Lots 59 – 83
	Block 7	Lots 1 - 12

STAGE 4

Standard RSL lots	Block 7	Lots 13-19
	Block 4	Lots 105 - 108

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Unitech – Genesis on the Lakes

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GENESIS ON THE LAKES, STONY PLAIN, ARCHITECTURAL GUIDELINES

The information contained herein is intended as a guide.

The enforcement of these guidelines and interpretation of same shall be at the sole discretion of The Developer.

The Developer reserves the right to revise, amend or vary these guidelines at any time without notice.

Any lot within the community shall not be developed or used for anything other than single-family residential purposes.

LOT OWNER as used in this document, refers to the Lot Purchaser or their appointed Builder or General Contractor.

USE OF ARCHITECTURAL GUIDELINES

Purchasers shall be fully and solely responsible for all designs to follow these guidelines, and for compliance with the appropriate building codes of The **Town of Stony Plain**. The LOT OWNER will be bound by these Architectural Guidelines which form an encumbrance on the title of each property in the community thru a Restrictive Covenant.

ARCHITECTURAL OBJECTIVE

The objective of the architectural guidelines is to provide a guide to be used by the LOT OWNER & designers thru the design stage when planning their new home builds to ensure continuity to achieve an elevated level of architectural detail within the community and to accommodate individual tastes of their buyers.

Architectural applications will be reviewed by the Developers appointed Architectural Design Consultant (ADC) in terms of adherence to the architectural guidelines as detailed in this document.

Each application will be reviewed on a lot-to-lot basis with their individual merit regarding massing, siting, style, and colour to obtain the best possible streetscape throughout the community with the goal to develop homes with unique architecture styles.

The ADC may request modifications to house plans, elevations and/or materials or colours where it is felt modifications are required to take advantage of unique lot characteristics or to confirm to the overall objectives of the guidelines or in relation to adjacent approvals.

ARCHITECTURAL DESIGN CONSULTANT

As appointed by the Developer, as shown in the title page of this document.

1.0 SITE PLANNING, SITE COVERAGE, MASSING

- A. **SITING** should reflect careful consideration of lot characteristics and orientation. Building height, total width massing, footprint plotting, and style may be adjusted on a lot-to-lot basis to enhance the streetscape.
- B. **HOUSE PLACEMENT** the LOT OWNER is to design suited to all the attributes of the lot. All available information is to be reviewed and ensure that the proposed house considers the lot size, location, natural site grading and view potential. Houses are expected to fill the lot width appropriately, avoid unnecessary use of retaining walls and provide interesting and appropriate elevations on exposed elevations.

The foundation footprint must be plotted perpendicular to the roadway, rather than angled on the lot, with equal sideyard.

- C. **SETBACKS** Formal standards for development will be those established by **The Town of Stony Plain** Land Use Bylaw. Minimum front yard setbacks are to be maintained as reflected on the building pockets provided by the developers designated surveyor. Must be relevant to adjacent approvals.
- D. **SITE PLANS** All plot plans and stakeouts must be completed by the Developers designated surveyor.
- E. **GARAGE LOCATION** – is determined by The Developer. Plotting is to be designed in accordance with the marketing map and as shown on the surveyors building pockets. Reverse plotting is highly discouraged.
- F. **MASSING** – Houses are to have a consistency of apparent volumes, such as house widths and sizes must relate proportionately to the lot and adjacent buildings.
Total Building Height Relative to adjacent builds will be taken into consideration.

WIDTH DEVIATION may be considered by the ADC on a lot-by-lot review basis, within reason as not to interfere with street views of adjacent lots. In addition to square footage, effective massing of the lot width is required, total house/garage widths must fill the lot width appropriately. Full width massing of the building pocket is required, a foyer or garage offset may be required to obtain sufficient massing.

If the full pocket is not used the deviation cannot be more than House alone within 4-ft of the pocket width, House & Garage total width within 2-ft of the pocket width.

GARAGE OFFSET greater than 4-ft must include a window with trim detail same as used on the other elevation openings or use full-face masonry to the soffit line.

RV – PARKING PAD – or driveway to the rear yard must be located on the garage side wall side of the lot.

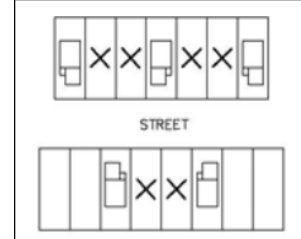
SQUARE FOOTAGE MINIMUM REQUIREMENT A minimum house square footage is calculated on above grade development. The second storey should be visibly smaller than the building footprint view from the street.

Stage 1 – Estate & Lake Lots Lots 1-17 Block 6	Bungalow 1800 sq. ft. (main floor only) 2 Storey 2400 sq. ft
ESTATE Lots 24 – 26 Block 5	Ground coverage including garage cannot be more than 40% House alone cannot be more than 4-ft of the pocket width
PERIMETER ESTATE Lots 47 – 61	Deviation option width unless full 3 rd garage bay is added. House +Garage no more than 2-ft of the pocket width.

Stage 1 – Pond Lots Lots 1 – 23 – Block 5	Bungalow 1600 sq. ft (main floor only) 2 Storey 2200 sq. ft House alone cannot be more than 4-ft of the pocket Deviation option width unless full 3rd garage bay is added. House +Garage no more than 2-ft of the pocket width.
Stage 2 – Estate Lots Lots 62 – 68 – Block 5	Bungalow 1600 sq. ft (main floor only) 2-Storey 2400 sq. ft If not using full pocket, combined house + garage width must be minimum 75% of the pocket width, with equal sideyard widths
Stage 2 –Lake Lots Lots 18 – 36 – Block 6	Bungalow 1600 sq. ft (main floor only) 2-Storey 2200 sq. ft If not using full pocket, combined house + garage width must be minimum 75% of the pocket width.
Stage 1 – Standard RSL Lots Lots 55 – 58 – Block 4 Stage 2 – Standard RSL lots Lots 59 – 83 – Block 4 Lots 1 – 12 – Block 7 Stage 4 – Standard RSL Lots Lots 13 – 19– Block 4 Lots 105 – 108 – Block 7	Bungalow 1600 sq. ft (main floor only) 2-Storey 1800 sq. ft House alone cannot be more than 4-ft of the pocket width unless full 3 rd garage bay is added. House +Garage no more than 2-ft of the pocket width.

2.0 ELEVATION, REPETITION, MATERIALS

- A. ELEVATION REPETITION** - The same elevation must be separated by 2 lots on the same side of the street (XaoX) and not allowed directly across the street. While similar house plans and elevations are inevitable it is possible to vary the design by changing the roof style design, staggered wall planes, window & door opening size, style, and location etc. Difference in exterior materials alone is not adequate.



- B. EXTERIOR MATERIAL** – accepted finishes.

FALSE FRONT	A false front elevation will not be allowed unless the front elevation is full face masonry with a full height 2-ft return of the front material onto the side elevation.
Stage 1 – Estate & Lake Lots	Acrylic Stucco – Smooth finish (standard knock down finish not permitted) Composite Siding – Hardie Plank or Composite wood siding /or equivalent Stone / Cultured Stone / Brick / Stone Tile Or a combination of 2 finishes NO Vinyl Siding allowed on lots backing directly onto the lake.

Stage 1 - Pond Lots Stage 2 – Estate & Lake Lots	Acrylic Stucco – smooth finish (standard knock down finish is not permitted) Composite Siding – Hardie Plank or Composite wood siding/ or equivalent Stone / Cultured Stone / Brick / Stone Tile. Vinyl Siding (horizontal)
Stage 1 – Standard RSL Lots Stage 2 – Standard RSL Lots Stage 4 – Standard RSL Lots	Acrylic Stucco – smooth finish (standard knock down finish not permitted) Composite Siding – Hardie Plank or Composite wood siding/ or equivalent Stone / Cultured Stone / Brick / Stone Tile. Vinyl Siding (horizontal) Or a combination of 2 materials

- D. CLAD ELEVATIONS – VINYL OR HARDIE PLANK** as the predominant finish the following is required.
Window/Door openings – batten detail required at ALL window & door openings visible from the street or amenity. **If 50% or more of the front elevation is masonry**, window detail is optional.
Open Gable Rooflines – require detail, shadow board, louvre, vertical siding, shakes, gable truss detail, second material, etc.
Masonry – brick or stone is mandatory on clad elevations.
- E. STUCCO ELEVATIONS** – as the predominant finish the following is required.
Smooth Acrylic Stucco – standard knock down finish is not permitted.
Window/Door openings – batten detail required at ALL window & door openings visible from the street or amenity. **If 50% or more of the front elevation is masonry**, window detail is optional.
Stucco detailing – quoining, columns, lateral buildouts at eaves & base areas
Open Gable Rooflines – require detail, shadow board, louvre, truss slat detail, vertical detail, etc.
Masonry – on a stucco elevation brick or stone is optional, however highly encouraged. If masonry detail is not used, then extensive stucco detail is required.
- F. CORNERS** front & rear, material options, vinyl, wood, smartboard. **No metal corners allowed.**
- G. WINDOW/DOOR OPENINGS** require trim detail i.e.) full battens, top & bottom craftsman detail, wide clad, etc.
Batten detail width to be a minimum of 4-inches.
Required on any window or door opening visible from any street or amenity or within 3-ft of the front corner of the house, as it is visible from the street view, including garage side wall window or man door.
Option to omit only on modern elevations, or on homes without sufficient wall space to the soffit line or a second material.
- H. SECONDARY MATERIAL** In addition to window & door batten detail, one of the following is required.
- Feature window, i.e.) rake head, half-round, bay/boxout, cantilever
 - Veranda or covered entry
 - **Second material** i.e.) Smartboard, Hardboard i.e.) Hardie or Can-Excel or equivalent, board & batten composite or vinyl, vertical siding, crezone panels, Shakes i.e.) Hardie or vinyl, stone or brick, woodgrain metals i.e.) Lux, Longboard.
- ANY SECOND MATERIAL RETURN** – where used must return onto the side elevation minimum 2-ft.

- I. **WINDOW GRILLS** – are optional, SDL frames (simulated divided lights) are highly encouraged.
- J. **OPEN GABLE ROOFLINES** – require detail, i.e.) shadow board, vertical siding, shakes, board & batten, truss detail, etc.
- K. **MASONRY** is required on all Clad elevations (Vinyl, Hardie Plank, Composite). Brick, stone, manufactured stone, cultured stone, Stone Tile & natural stone are acceptable. Optional on stucco elevations.

All Showhomes	Mandatory	
All Lots – All Phases	Mandatory	Minimum 4-ft high, Minimum 2-ft return onto side elevation

3.0 ENTRANCE – DETAIL, RISERS, ETC

- A. **ENTRANCE GLAZING** is encouraged (not mandatory) Glazing options, single or double sidelights, transom windows, separate windows. Where there is not sufficient room for a sidelight it is suggested at minimum to use half glass in the entrance door.
- B. **ENTRANCE COLUMNS** are to be a focal point, stone/brick wrap is highly encouraged. Timber columns on a craftsman style elevation must be stained or finished appropriately.
- C. **RAILING** – acceptable materials; aluminium, glass panel, stained or painted (pressure treated will not be allowed).
- D. **ENTRY RISERS** – No more than 4 risers allowed at the front entrance, any further that may be required due to grade, must be placed in the run of the sidewalk separated by a landing.
- E. **RISER MATERIAL** – Poured in Place, Pre-cast concrete, Composite or Wood. If wood, must be painted to match house colors, pressure treated will not be allowed.
ESTATE LOTS – exposed aggregate risers are highly encouraged.

4.0 ROOFING

- A. **ROOFING MATERIAL** asphalt, laminated, dimensional shingles, or equivalent.

Manufacturer	Series	Color options
Stage 1 – Lake Lots Stage 1 – Estate Lots Stage 1 - Pond Lots Stage 2 - Lake Lots Stage 2 – Estate Lots	GAF High-Definition Lifetime Series - Timberline HDZ (Previously Prestique or Grande Series) Lake lots highly suggested to use high-definition ridge capping.	Weatherwood (2-tone brown), Canadian Driftwood (dark brown & charcoal blend), Charcoal (black) (previous name Sablewood)
Deviation Option #1	Euroshield Rubber Roofing Slate or Shake Profiles	Black, Charcoal, Earthtone colours
Deviation Option #2	Decra – stone coated steel	Black, Charcoal, Earthtone colours
Deviation Option #3	IKO, Cambridge Added for Stage 2, allowed in all lot sizes, except for Stage 1 Lake backing lots.	Dual Black, Weatherwood, Driftwood

Stage 1 - Standard RSL lots Stage 2 - Standard RSL lots Stage 4 – Standard RSL Lots	GAF raised profile Series – Designer Series, Stateline or Camelot II	Weatherwood, Canadian Driftwood, Charcoal
Deviation Option #1	Euroshield Rubber Roofing	Black, Charcoal, Earthtone colours Slate or Shake Profiles
Deviation Option #2	Decra or Monier Asphalt Coated metal	Black, Charcoal, Earthtone colours
Deviation Option #3	IKO Cambridge	Driftwood, Dual Black, Weatherwood

- B. ROOFLINE STYLE** on any dwelling must be consistent & complimentary to the total house design, style must differ than that approved on adjacent lots to create an appealing street view.
- C. ROOF PITCH** on all main roof pitches as shown where possible, lower slopes may be considered on entrances, verandas, or garages where second storey windows will not allow the minimum pitch required.

Stage 1 – Estate & Lake Lots	Bungalow or Bi-level - Minimum 8:12 2-Storey Models - Minimum 7:12
Stage 1 – Pond Lots Stage 1 – Standard RSL Lots Stage 2 – Estate & Lake Lots	Bungalow or Bi-level Models - minimum 7:12 2-Storey Models – Minimum 7:12 Original guidelines on Pond Lots Bungalow were minimum 8:12, reduced by Developer to minimum 7:12 May 2012) Original guidelines 2-Storey was originally 6:12 was increased t 7:12 May 2012)
Stage 2 – Standard RSL Lots Stage 4 – Standard RSL Lots	Bungalow or Bi-level Models - Minimum 7:12 2-Storey Models – Minimum 7:12 Lower pitches may be considered for special theme elevations i.e.) Prairie or Modern. Deviation for Prairie Style – Low slope roof, must have wider overhangs, deeper fascia width. Design to incorporate features such as large windows typically with transoms, typically no grills, wood trim tones, use of Brick vs stone. Modern Style – low slope roof, narrow overhangs, less trims, simple materials

6.0 CHIMNEYS – All chimney flue or stacks that may be required must be boxed in.

- Box enclosure to be minimum 2-ft x 2-ft with the same finish as the dwelling
- Corbell detail required.
- No more than 2-feet of exposed pipe to extend above the enclosure.
- Stone/Brick wrap encouraged on Estate lots.

7.0 OVERHANGS & FASCIA

	Bungalows & Bi Levels	2-Storey
Stage 1 – Estate & Lake Lots	Overhang minimum 24 inches Fascia minimum 10 inches	Overhang minimum 18 inches Fascia minimum 8 inches
Stage 1 – Pond Lots Stage 1 – Standard RSL Lots Stage 2 – Lake Lots Stage 2 – Estate Lots Stage 2 – Standard RSL lots Stage 4 – Standard RSL Lots	Overhang minimum 24 inches Fascia Min. 8 inches -10" fascia is encouraged on open gables on Estate & Pond Lots. -10" fascia on open gables. encouraged to used on bungalow designs.	Overhang minimum 18 inches Fascia Minimum 8 inches

8.0 GARAGES / DRIVEWAYS

A. GARAGE SIZES

Stage 1 – Estate & Lake Lots Stage 2 – Estate & Lake Lots	Minimum Triple front attached garage is mandatory Multiple Bays - must be offset/staggered by a minimum of 2-ft from the main double garage face. Original guidelines were minimum double garage, increased to triple (May 2012)
Stage 1 - Pond Lots Stage 1 - Standard RSL Lots Stage 2 – Standard RSL Lots Stage 4 – Standard RSL Lots	Minimum double garages mandatory

B. DRIVEWAY MATERIAL

Stage 1 – Estate & Lake lots Stage 1 – Pond Lots Stage 2 – Estate & Lake Lots	Exposed Aggregate Stamped Concrete OR Coloured concrete with sealer Standard Broomed concrete must have a minimum 2-ft wide border of an upgraded material on both sides of the driveway, Added October 2020 - If the border is coloured, then must be 50% darker than the driveway itself (with a sealer). Gravelled or asphalt driveways are prohibited.
Stage 1 – Standard RSL Lots Stage 2 – Standard RSL Lots Stage 4 – Standard RSL Lots	Exposed Aggregate Stamped or coloured concrete with sealer Standard Broomed concrete. Borders are encouraged, not mandatory. Gravelled or asphalt driveways are prohibited.

C. DRIVEWAY LOCATION – must be on the side of the lot as designated on the Developer marketing map & the Surveyors building pocket. Reversing locations is discouraged.

D. SIDE DRIVE GARAGE layouts are optional – to be reviewed on a lot-by-lot basis, the garage must stay on the designated side of the lot. The LOT OWNER is responsible for obtaining the Town of Stony Plain planning/ development department approval.

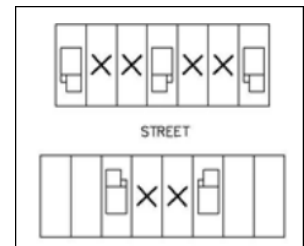
If approved more than the minimum landscape plant material is required. Minimum landscape plant material must be at the garage end wall with additional plant material at the entrance or entrance side yard.

- E. **DRIVEWAY WIDTH** – driveway widths must be poured as shown on the surveyors' plot plan, approved, any additional walks to rear yard or side entry are to be shown on the surveyors' plot plan.
- F. **WALKWAYS/SIDEWALKS TO ENTRNACE OR SIDE ENTRANCE** – must be the same material as the driveway.
- G. **GARAGE EAVE LINE** – the distance between the garage overhead door trim batten to the soffit is to be kept to a minimum of 2-ft. If grade requires more than 2-ft detail is required i.e.) additional lateral batten at the soffit, transom windows, second material, full face masonry, etc.
- H. **OVERHEAD DOOR** – upgraded stye and finishes when suited to elevation style are highly encouraged. Glazing is optional. Estate lots highly encourage to use upgraded overhead doors styles & glazing.

9.0 COLOURS, REPETITION OF MATERIALS

All colour submissions will be reviewed on an individual basis and alternative colours will be recommended when necessary to create and maintain rich, diverse, blended streetscape throughout the community or to avoid colors schemes approved on adjacent lots. The ADC reserves the right to approve or disapprove any colour scheme & has the authority to make changes in a color scheme.

- A. **COLOUR REPETITION** – a similar color scheme (body & trim) must be separated by a minimum 2 lots on the same side of the Street (XaoX) and not allowed directly across the street.



- B. **MAIN WALL COLOUR** will be reviewed on a lot-by-lot basis.
- C. **TRIM DETAIL** – to compliment the overall colour palette.
- D. **WINDOW/DOOR BATTENS COLOUR**– on Stucco elevation may match wall colour.
Window detail color – on clad elevations must be a contrasting colour to the wall colour (significantly lighter or darker) wall i.e.) Lux/Longboard or full wall plane stone/brick.
- E. **CORNER COLOUR** is to compliment the total color scheme or be the same as the siding color.
- F. **FRONT ENTRY DOOR** – to compliment the overall colour palette
- G. **GARAGE OVERHEAD DOORS** – to compliment the overall colour palette, main wall colour, trim color.
- H. **SOFFIT/FASCIA/EAVE** – colour cannot be repeated within 1 lots on the same side of the street (XoX)
With the exception of Stage 2 – Estate – no restriction vs. adjacent, this phase only.
- I. **MASONRY** - colour cannot be repeated within 1 lots on the same side of the street (XoX)

10.0 CORNER DETAIL ON HIGH VISIBILITY LOTS is required when side elevations are flanking street corners or common public because of the second front elevation.

- A. **ELEVATIONS** flanking the street or walkway lots must use similar treatments as used on the front elevation i.e.) window/door batten detail, rooflines to match front, open roof gables require detail, additional windows, roofline between first and second floors, relief in wall plane (i.e. jog, full height chimney), garage side wall features, stone/brick, secondary materials as used on front elevation. At the discretion of the ADC additional windows, rooflines to break floors, etc. may be requested. No blank wall variance allowed.
- B. **2-Storey models** will NOT be allowed on corner lots, on Estate & Lake lots. Reviewed on a lot-by-lot basis on Pond, MR and RSL lots.
- C. **PARGE LINE** – No more than 2-ft exposed parge allowed.
- D. **SIDE-DRIVE GARAGE** designs on corner lots, reviewed on a lot-by-lot pre-approval review basis, if approved additional landscaping is required.

11.0 REAR DETAIL ON HIGH VISIBILITY is required rear elevations are backing onto the lake, pond, PUL, Pond/Stormwater management facilities, ER/pathways, or a commuter roadway because of their visibility.

<p>Stage 1 - Lake Lots with developer wrought iron fence – Block 6 Lots 1 to 17 Stage 1 – Pond lots with developer black chain link fence Block 5 Lots 1 to 21 Stage 1 – Estate lots with developer chain link fence Block 5 Lots 24 – 31 Stage 2 - Lake lots with developer wrought iron fence Block 6 Lots 24 to 36 Lot 18-23</p> <p>WALKOUT DESIGNED LOTS require walk out design house plan with 30% wall plane at foundation level resulting in a roofline at main floor. WINDOW/DOOR DETAIL – batten detail is required unless significant glass is used, or window frame colour contrasts the primary wall colour. OPEN GABLE ROOFLINES – require detail, i.e.) shadow board, louvre, second material, etc. ABOVE GRADE DECKS – support posts not less than 12"x12" Deck posts – top corbelling required. Underside of raised decks must be finished in soffit material. Deck colours to coordinate with approved house colours. ACCESSORY BUILDINGS – are not allowed on lots backing onto the Lake, any building must be connected to the rear of dwelling or garage. RETAINING WALLS – where required at rear visible lots, natural elements such as rock and wood are preferred material options.</p> <hr/> <p>Stage 1 – Standard RSL Lots with rear Developer Chain Link fence onto MR/Walkway – Block 4 Stage 2 – Standard RSL lots with rear developer chain link fence onto MR/walkway - Block 4 Stage 2 – Standard RSL lots with rear developer chain link fence onto playground site – Blk 7</p> <p>WINDOW/DOOR DETAIL – batten detail required DECKS – above grade support posts not less than 6"x6" Underside of raised decks must be finished in soffit material. Ground Level decks to be built at final inspection.</p>
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<p>Stage 1 – Perimeter Lots onto ER with no rear Developer fence – Block 5 Lots 47 - 61 Stage 2 – Perimeter lots onto Raw land with no developer fence - Block 5 Lots 62 - 68 Stage 4 – Standard RSL Lots with no developer fence onto raw land – Blocks 4 Lots 105 – 108 & Block 7 Lots 13 - 19</p> <p>WINDOW/DOOR DETAIL – no specific detail mandated DECKS – not mandatory</p>
<p>Stage 1 – RSL Lots with wood screen fencing onto Genesis Lake Blvd Block 2 – Lots 3 – 5</p> <p>WINDOW/DOOR DETAIL 2nd Storey detail required DECKS – not mandatory</p>
<p>Stage 1 – RSL Lots with wood screen fencing onto Jaffer Multi Site Block 2 – Lots 6-9</p> <p>WINDOW/DOOR DETAIL 2nd Storey window detail, or window frame color contrasting to wall DECKS – not mandatory</p>
<p>Stage 1 – RSL Lots with wood screen fencing onto future residential Block 2 – Lots 10 & 13 Stage 1 – RSL lots with wood screen fencing onto future Multi Site Block 4 – Lots 45-51</p> <p>WINDOW/DOOR DETAIL no specific detail mandated DECKS – not mandatory</p>

A. ADDITIONAL DETAIL on rear elevations required as follows.

- i) Where rear developer fence is black chain link, applies to all floors
Where rear developer fence is wood screen, applies to 2nd storey only
- ii) **ELEVATIONS** – rear - must use similar treatments as used on the front elevation detail to include any of the following: window/door opening trim detail, open gable rooflines detail, additional windows, boxout details, secondary materials as used on front elevation, rooflines between floors, etc. No blank wall variance allowed. At the discretion of the ADC additional windows, rooflines to break floors, etc. may be requested.
- iii) **WALK OUT** designated lots require walk out design homes with all breaks between floors
- iv) **PARGE LINE** – No more than 2-ft exposed parge allowed
- v) **DECKS** - backing onto chain link fencing require decks (grade & above grade) to be built concurrently with house & completed at final inspection. Decks must be pre-finished, no exposed pressure treated lumber to be visible. The main beam and rim joist must be clad in smartboard or an approved equivalent.
Supporting columns widths depend on the individual lot designation, refer to rear detail requirement.
Handrails must be finished in prefinished aluminium, glass, or metal construction. No pressure treated.

12.0 GRADING, PARGING, RETAINING STRUCTURES

GRADING is to follow the natural slope of the lot and to be consistent with the subdivision grading plan. Any variation should be absorbed within the building mass as to minimize steep slopes and drastic grades between adjacent lots. The Develop reserves the right to make any adjustments to the final grade for the mutual benefit of adjacent houses. All costs associated with making any adjustments are the sole responsibility of the LOT OWNER.

PARGING – exposed parge on all elevations is to be minimized. No more than 2-feet of parge allowed on exposed elevations, ahead of the fence tie-back line or any elevation exposed to a corner flanking street, walkway, lake, pond, park, amenity, etc.

The Parge line on any walk out elevations must be stepped down to obtain such.

RETAINING STRUCTURES – the LOT OWNER is solely responsible for any retaining walls, wing walls that may be required as shown on the surveyor’s plot plan.

- Any structure built must not compromise the grading design and the drainage pattern of the lot.

ON VISIBLE WALK OUT LOTS with chain link fencing, any retaining structures are to be natural elements such as rock & wood are preferred. Allan Block can also be utilized. Concrete is acceptable if appropriately finished from common view line. Retaining walls more than 1.2m (4-ft) in height must be stepped down to reduce visual mass.

13.0 LANDSCAPING is required on all properties front yard ahead of the fence tie-back line, side yards visible from any public street, and rear yards on any lots with wrought iron or chain link fencing. To be landscaped to the Developer guidelines.


A. PLANT MATERIAL

<p>SOD – Natural sod is required TREES - Deciduous Trees – leaf bearing varieties, measured 6-8” above ground cover. Conifers – Spruce or Pine only (upright junipers will not be accepted as trees, only as a shrub) SHRUBS size either height or spread, depending on the variety. GROUND COVER at shrub beds is mandatory, options, bark, mulch, shale, or landscape rock BOULEVARD is initially sodded by Developer, if damaged during construction must be repaired by owner. Regular maintenance/mowing is the owner’s responsibility. ADDITIONAL PLANT MATERIAL – may be requested by the ADC from time to time, due to special conditions of the lot or approved dwelling or plotting.</p>		
<p>FRONT YARD Stage 1 – Estate & Lake lots Stage 1 – Pond Lots Stage 1 – Standard RSL Lots Stage 2 – Estate Lake Lots. Stage 2 – Estate Lots Stage 2 – Standard RSL lots Stage 4 – Standard RSL lots</p>	<p>Front yard to fence tie-back line – Sod 1 tree 6 shrubs (OR alternatively 2 trees)</p>	<p>Deciduous Tree - min. 2” calliper Conifer Tree – minimum 5 feet in height Shrubs minimum 12inches in height or spread Shrub beds to have ground cover.</p>
<p>REAR YARD With Wrought Iron fencing backing onto lake</p>	<p>Sod 2 trees</p>	<p>Plant material size, same as front yard requirement.</p>
<p>REAR YARD With Chain link fencing onto Pond or MR/Walkway Block 4</p>	<p>Sod trees are encouraged but not mandatory</p>	
<p>REAR YARD With Wood Screen (or wire) fencing or No fencing on Perimeter lots</p>	<p>No landscaping mandatory.</p>	

Side Drive Garage	Mandatory landscape requirement required at garage end wall, PLUS additional landscaping at the entrance or along entrance side yard.
Underground sprinklers	Not mandatory, but highly encouraged on Estate Lake lots, front and rear yards.

- B. **FAUX SOD** – Pre-approval by ADC is required. Landscape plan cannot not be more than 50% of the front yard and will require more than the standard minimum plant material to soften the street view.
- C. **ALTERNATIVE HARD SURFACE LANDSCAPING** – full yard hard surface is discouraged. ADC pre-approval of a landscape plan is required. If used can be no more than 50% of the front yard to soften street view.
- D. **LANDSCAPING TIME FRAME** – The Developer requires landscaping to be completed within one year of occupancy.

14.0 FENCING - Sideyard fencing must be constructed as set forth by the Developer development fencing, regarding style and colour. It is the homeowner’s responsibility to maintain any property fencing installed by the Developer. Developer Spec attached Appendix or Website www.livemlc.com/genesis-on-the-lakes-document-library Architectural Guides – Detailed Fence Plans.

POSTS Cloverdale Weather One Stain	Cloverdale WSH-045 Pewter (medium grey colour)		
PANELS/SLATS Cloverdale Weather One Stain	Cloverdale WSH-023 Ebony (dark charcoal colour)		
	 <div style="float: right; text-align: center;"> <p>2024 Product numbers</p> <table border="1"> <tr> <td>Pewter EX098</td> <td> Ebony EX024</td> </tr> </table> </div>	Pewter EX098	Ebony EX024
Pewter EX098	Ebony EX024		
CHAIN LINK	Black		
REAR GATES onto Lake or Pond	Must be supplied by the Developers contractor, Duraguard Fencing https://www.duraguardfence.ca/		
Stage 1 – Lake Lots with rear Wrought Iron Fence	Side yard fencing must be wrought iron from the back corner of the house to the rear fence No privacy Slats allowed Lake Lots with wrought iron fencing, gate is optional – at the owner’s cost by the Developers contractor (Duraguard)		
Stage 1 - Pond Lots Stage 2 – Lake Lots with rear chain link Fencing	Side yard fencing must be black chain link (no wood screen allowed) No privacy slats allowed.		
Stage 1 & 2 – Estate, ER or Perimeter lots with no rear developer fence	Side yard fencing can be black chain link or wood screen.		

Stage 1 – Standard RSL Lots with Rear chain link fence	Side yard fencing can be black chain link (no privacy slats) <i>Revised Aug. 2014 – to allow option of wood screen fencing.</i>
Stage 2 & 4 – Standard RSL lots With rear chain link fencing	Side yard fencing can be black chain link (no privacy slats) <i>Revised Aug. 2014 – to allow option of wood screen fencing.</i>

15.0 ACCESSORY BUILDINGS / SHEDS – or any free-standing structure when visible from a public amenity must be consistent in style, finish & colour as approved for the dwelling. It is suggested that the side wall elevations of any accessory building do not extend higher than sideyard fencing.

LAKE LOTS - with Wrought Iron rear fencing, sheds cannot at the rear fence, must be attached to the rear of the house or garage.

ESTATE LOTS with Chain Link rear fencing – sheds must be placed toward the house. No accessory buildings within 20ft of the rear fence.

POND LOTS – with chain link rear fencing, sheds cannot be toward the rear fence line, must be placed toward the dwelling.

RSL LOTS – location not designated. Highly suggested colors match that of the dwelling.

16.0 SECURITY DEPOSIT – The Developer will obtain & hold a builders security deposit on each lot, to ensure compliance to the final architectural approval, grade compliance, landscape compliance as per each lot as per the final architectural approval. **If landscaping is being completed by the homeowner**, and the developer compliance deposit is the Builders, then the builder is to hold a homeowner landscape deposit to comply to completion guidelines and time frames.

18.0 ARCHITECTURAL APPROVAL PROCESS

- A. Builders are encouraged to offer their customers a choice colours and materials on any lot prior to submitting for architectural application, as to not conflict with approvals on any adjacent lots at the time of application. It is strongly recommended that builders or estate lot purchasers or their designers obtain pre-approval for any proposed development to avoid the unnecessary expense of revised drawings and/or client disappointment.
- B. **ARCHITECTURAL APPLICATION** a final application is to consist of the following documents, to be submitted online via email
 - Complete construction drawings in .pdf format (all 4 elevations, floor plans, foundation plan & cross sections) that meets all guideline requirements, elevation suitability, repetition concerns, adequate detail.
 - Final plot plan, prepared by mandated surveyor appointed by the Developer, meeting massing requirements, elevations, entry risers, any retaining structures.
 - Colour application complete with materials, suppliers, product names and codes. Samples may be requested to be submitted. Stucco samples required.
- C. **ADC REVIEW** The ADC will complete a review the application documents to ensure compliance with the architectural guidelines. The ADC will then send the review comments to the applicant for response. The ADC may require material samples or revisions or where it is felt modifications are required to take advantage of a unique lot characteristics, to conform to the overall objectives of the guidelines or on a lot-by-lot review vs existing approvals on adjacent lots.

- D. **DISCRETION** – The Developer retains the full discretion to approve or disapprove any or all elements of a proposed application.
- E. **APPROVAL PERIOD** – by ADC is 7 – 14 calendar days, for the initial review. The time frame for full review varies due to turnaround time for any revisions that may be required and re-submitted. Submissions requiring modifications/revisions will be identified as a condition of approval.
- F. Architectural Approval is to be obtained prior to submitting for development/building permits.
- G. **REVISIONS DURING CONSTRUCTION** – must be submitted in writing to the ADC all revisions to the final architectural approval for review and approval by the ADC before the revisions are applied in the field. An administration fee for revisions during construction are the responsibility of the applicant. Any revisions not submitted will be reported as deficiencies on the final inspection report and may result in forfeiture of the compliance security deposit, and an additional inspection fee.

19.0 INSPECTIONS

- A. **PRE-CONSTRUCTION LOT INSPECTION** Lots sold after area has received FAC do not require a pre-construction lot inspection.
- B. **INTERIM BUILDING REVIEW** – The Developer or ADC may conduct periodic site checks to ensure conformance to the approval granted, and request revisions as seen necessary.
- C. **FINAL INSPECTION** – Return of the compliance security deposit held by The Developer will be released upon satisfactory completion of the house as per the architectural approval. Upon completion of the house, the builder will submit a grade certificate and letter of compliance from **Town of Stony Plain** to initiate the final inspection process, including landscaping. Construction and landscaping must be complete with inspection is requested **Any deficiencies**: the builder will be notified of any architectural or landscaping deficiencies and will be given adequate time to make corrections and order a re-inspection. Re-inspections fees are the LOT OWNERS responsibility.

20.0 DEVELOPER DISCRETION – Notwithstanding anything else set out in these guidelines, The Developer and ADC may apply their respective judgements when considering approval controlled within these guidelines. The Developer and its consultant may provide waivers or relaxations to any matter set out in these guidelines in their sole and absolute discretion. The developer’s decision in all matters is final.

21.0 SIGNAGE by the builder must professional and laced within the lot boundary. No Builder signage or contractor signage will be allowed on meridians, boulevards, or community public areas.

22.0 EXCAVATION & BUILDING MATERIAL – is to be kept within the confines of their lot. Any spillage on a road, land, sidewalk, or neighboring lot must be removed immediately or the Developer will arrange for its removal and invoice the Builder for any related costs. Construction materials and equipment may be stored on site during construction but may not sore on adjacent or any other vacant lots. Items stored on site must be in an organized manor to ensure site cleanliness. The LOT OWNER or their contractors must ensure that they do not trespass or disturb any other properties. Concrete trucks may not clean out on vacant lots. Garbage bin(s) or regular removal of debris is the responsibility of the builder to keep a clean site. Any unkept lots may be cleaned up by The Developer and any costs incurred charged back to the LOT OWNER.

23.0 RECREATIONAL VEHICLES

Recreational vehicles and commercial vehicles more than ¾ ton capacity shall not be stored in the front yard or on the front driveway of any property between the face of the building and the front sidewalk. If stored on the property, must be screened to minimize the visibility from the street, public space, or adjacent lots.

Vehicular access to rear yards backing onto the lake will not be permitted from common lands.

23.0 FORMS

Appendix A - Fencing details or Website www.livemlc.com/genesis-on-the-lakes-document-library
Architectural Guides – Detailed Fence Plans.

Area Map – refer to Developer website

Architectural application procedure, colour application form, available on the Horizon Designs website

Final inspection procedure & form, available on the Horizon Designs website.

DATE: GUIDELINE STATUS

Stage 1 – Lake & Estate Original guidelines 2008

Revised April 2012 – changed designation of Lots 24 to 45 Block 5 from pond lots to Estate lots.

Stage 1 – Pond Lots – original guidelines 2008

Stage 1 – RSL lots – original guidelines 2008

Stage 2 – Lake & Estate – Original guidelines May 2014

Stage 2 – RSL Lots – original May 2014

Stage 4 – RSL Lots released January 2016, used same guidelines as Stage 2 RSL

August 2020 – Unitech appointed MLC as Project Manager

January 2022 – Northlands Survey no longer doing builder services, MLC appointed IBI Group

January 2024 – MLC requested all guidelines be compiled into a single document

Feb. 5, 24 – removed Pre-Construction inspection & Fac references, Section 16, Section 19 A & C

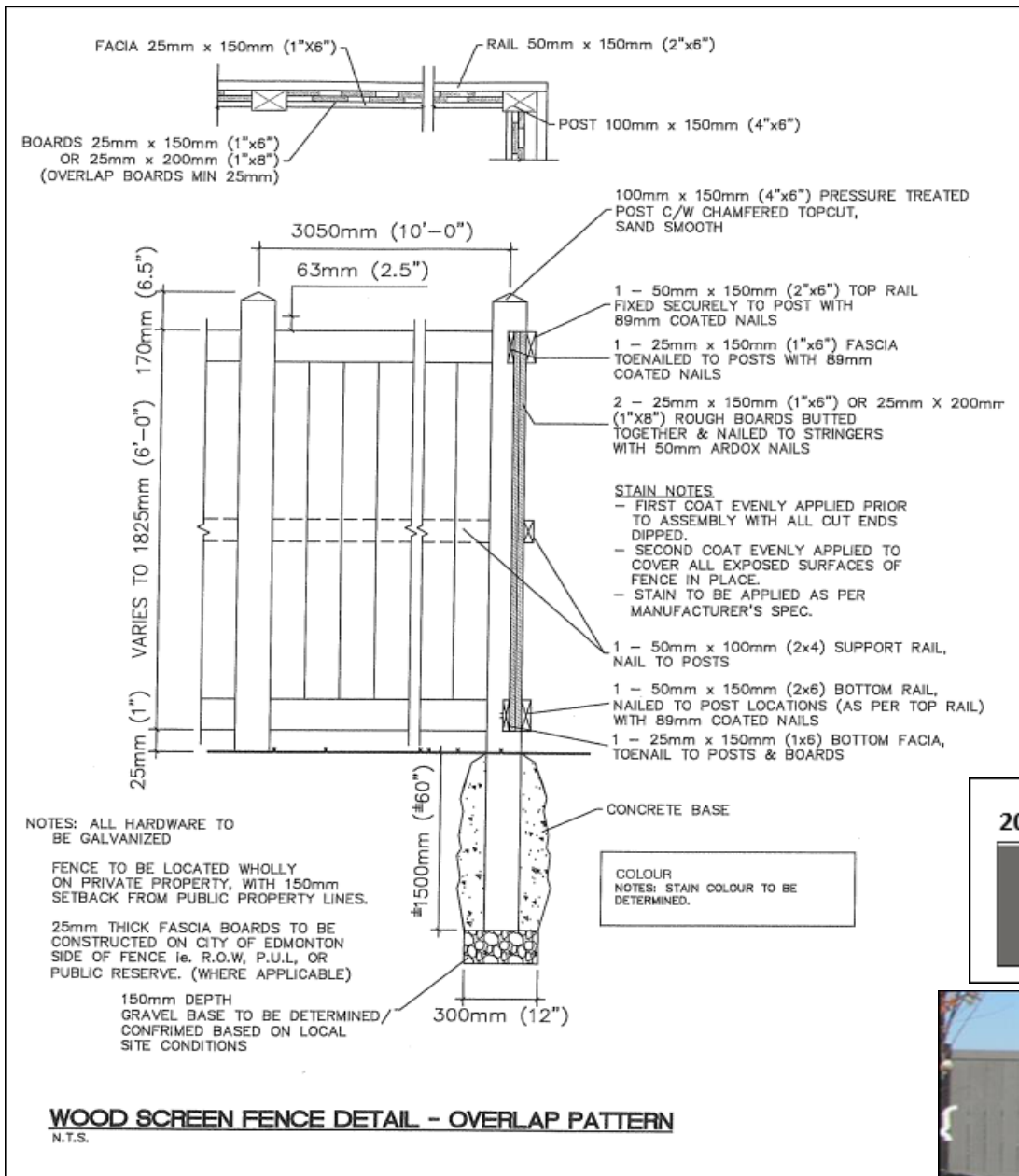
Mar. 11, 2024 – Finalized fencing

Mar. 12, 2024 – Service inspection, FAC info, Sections 16 & 19 updated, area FAC'd no longer relevant.

July 30, 2024 – Correction to Masonry wording 1 lot XoX – Page 11 – Section 9 (I)

APPENDIX A – COMMUNITY FENCING

WOOD SCREEN OVERLAP FENCE



2024 Product numbers

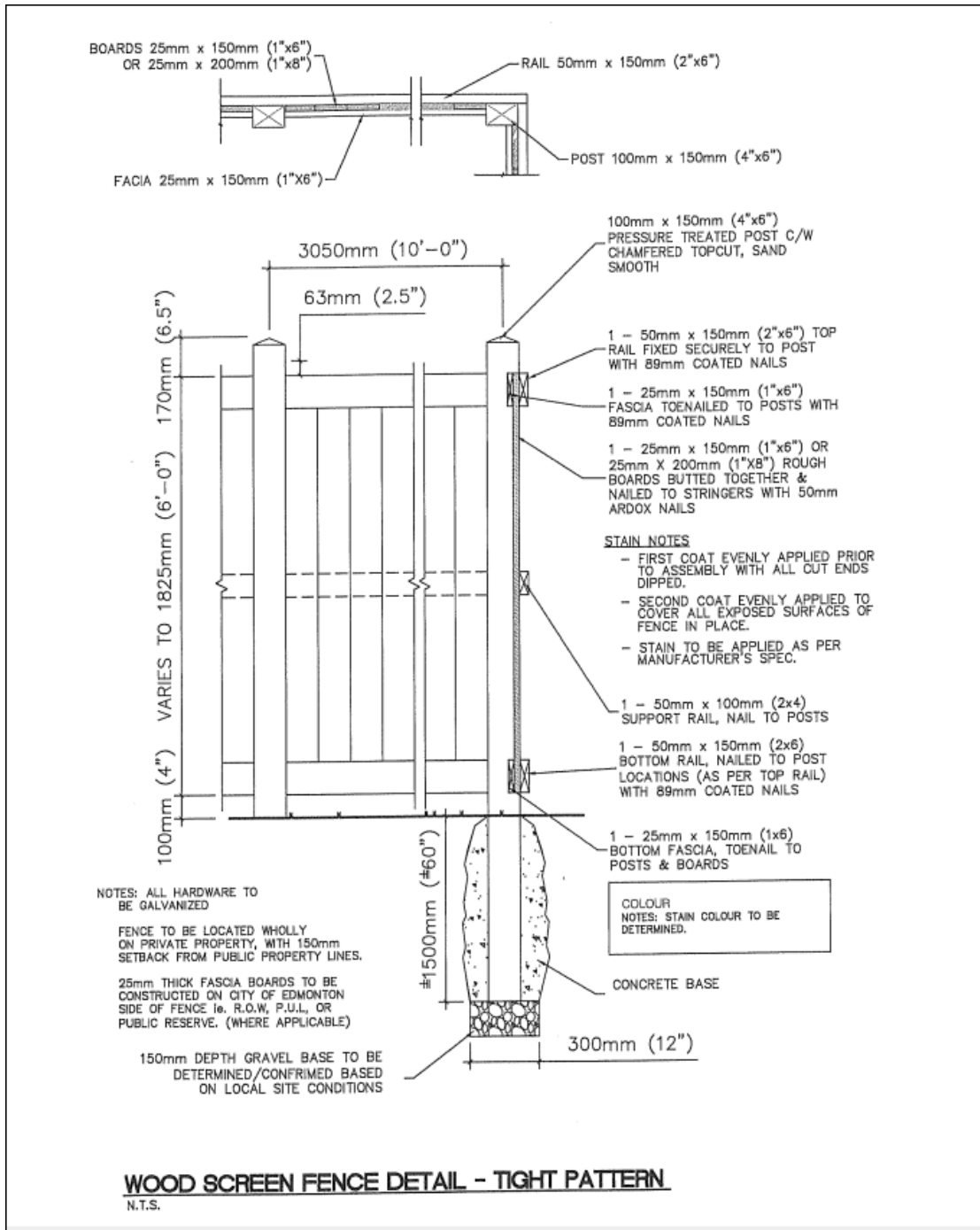
Pewter EX098	Ebony EX024
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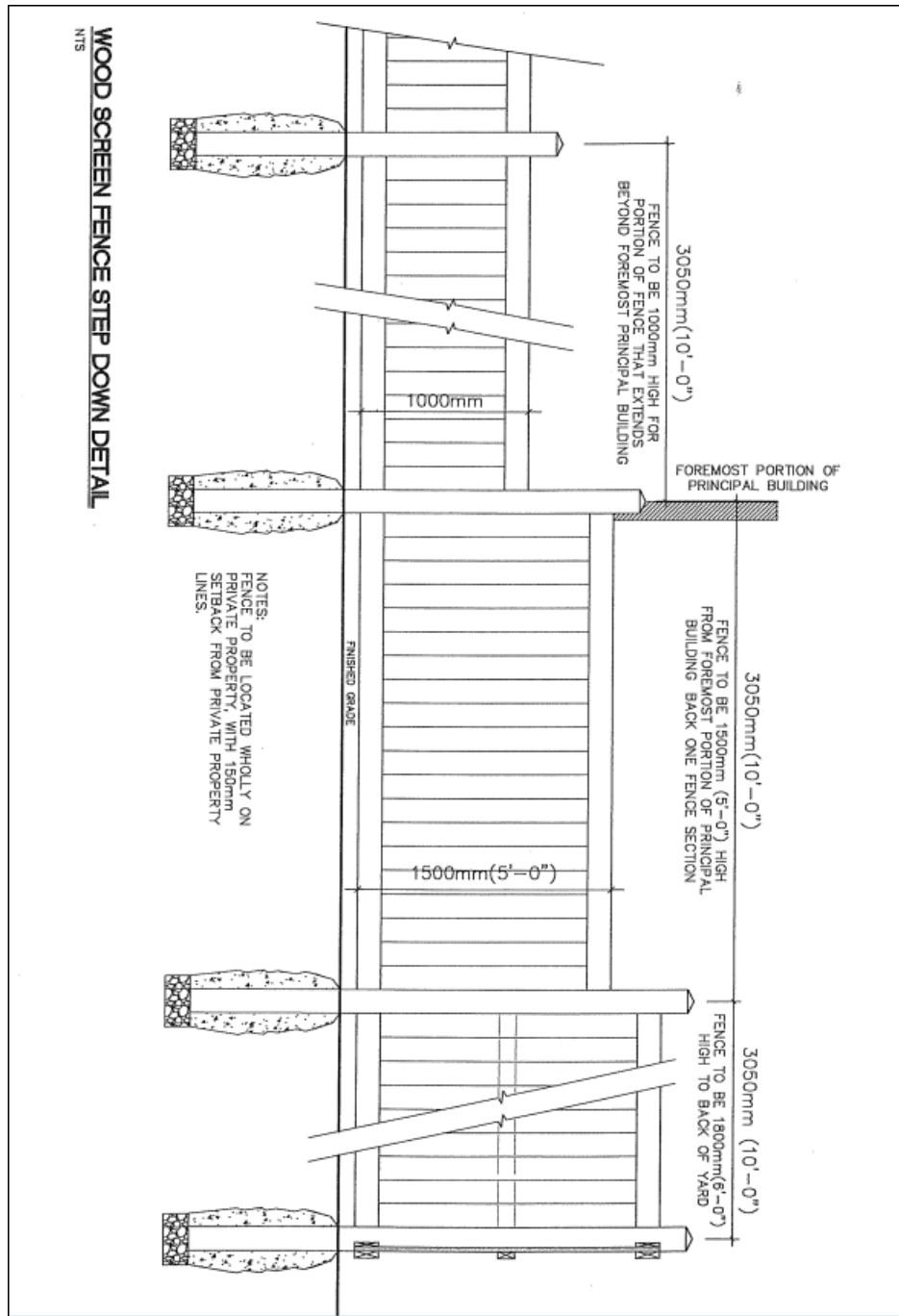
	Cloverdale WSH-045 Pewter (medium grey colour)
PANELS/SLATS	Cloverdale WSH-023 Ebony (dark charcoal colour)



WOOD SCREEN TIGHT PATTERN FENCE



WOOD SCREEN STEP DOWN FENCE



CHAIN LINK FENCE

