



PHASE 13
ARCHITECTURAL
GUIDELINES



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1.0 Introduction

Sunset Ridge is a master planned residential community located in the Town of Cochrane Alberta. Sunset Ridge is accessed from Highway 22 North and consists of a wide variety of housing options ranging from Multi-Family Homes to starter single Family Homes to Estate single Family Homes.

These Architectural Guidelines have been written for Phase 13 of Sunset Ridge which consists of 60 single Family residential lots zoned R-1 and 60 multi-Family lots zoned R-3. The lot sizes will vary, however each lot in Sunset Ridge will be unique and will offer exciting building opportunities.

Traditional inspired homes will be built using modern building materials and techniques. In order to recognize this inspiration, the home styles in Sunset Ridge will be derived by an interpretation of Craftsman and Arts and Crafts architecture.

To ensure that the built form remains true to the selected styles, the Developer has commissioned IBI Group to be the Architectural Coordinator for the community. IBI Group will review all home plans submitted by the builders for conformance of these guidelines.

It is recommended that all purchasers obtain a copy of all restrictive covenants prior to signing their home purchase agreements.

1.1 Intent

Architectural Controls will be implemented in Sunset Ridge to ensure that all builders will design and build homes to meet standards that are envisioned by the Developer.

The Architectural Guidelines will enhance the integrity of the development and ensure that each home that gets built will add value to the community. The guidelines have been prepared to promote a high level of architectural detail, ensure a pleasing building form, and promote an awareness of environmental sustainability.

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

2.0 Zoning Regulations

The Architectural Coordinator will complete a review of all house plans to ensure compliance. An “*Approved*” stamp must be issued prior to the builder submitting a building permit application to the Town of Cochrane. All construction must comply with the current Town of Cochrane Land Use Bylaw and Alberta Building Code. Construction may only begin upon receipt of a building permit from the Town of Cochrane and a Grade Slip from the Architectural Coordinator. Conformity with the Guidelines does not supersede the required Town of Cochrane approval process.

2.1 Land Use

Lots in Sunset Ridge Phase 13 have been zoned Residential Single Detached Dwelling District (R-1) or Residential Multi-Unit Dwelling District (R-3) and must follow all land use rules established in the Town of Cochrane Land Use Bylaw. If the Land Use Bylaw is revised at any time, all lots will follow the rules of the revised Land Use Bylaw. See Appendix A.



The single Family Homes will be identified as R-1 Semi-Estate Family Homes and R-1 Estate Family Homes.

R-1 Semi-Estate Family Homes	Block 23 – Lots 28-61 Block 24 – Lots 1-20
R-1 Estate Family Homes	Block 25 – Lots 1-3 Block 27 – Lots 1-3
R-3 Townhomes	Block 23 – lots 3-27 Block 26 – Lots 1-21 & 23-36

2.2 Minimum Home Sizes

The Developer has established the following minimum homes sizes for Sunset Ridge. This minimum floor area is for total floor area above grade and does not include attached garages or any basement floor area.

R-1 Semi-Estate Family Homes	
Two Storey:	1,800 ft²
Bungalow and Split Level:	1,400 ft²
R-1 Estate Family Homes	
Two Storey:	2,000 ft²
Bungalow and Split Level:	1,600 ft²

The Split Level square footage calculation will include the entire footprint of the home excluding the garage. Split level homes must have the same footprint or larger than the minimum required for a bungalow.

2.3 Driveways

R-1 Semi-Estate Family Homes and R-1 Estate Family Homes require a front attached garage.

- Driveway length must be a minimum of 6.0 metres from the property line to the face of the garage wall.
- Max. Driveway slope is 10%, min. 2%. Desirable driveway slopes are between 3% and 7%
- The width of all front driveways shall not exceed the width of the garage face. In no instance shall front yard landscaping be removed and replaced with hard surface such as poured concrete, paving stones, asphalt, concrete blocks, decorative concrete, etc. The approved plot plan showing the extent and dimension of the front driveway shall remain valid and in force in perpetuity unless otherwise authorized by the Developer.
- A minimum of 1.2 metres is required between driveways and side property lines. This may be relaxed on pie shaped lots at the discretion of the Architectural Coordinator.

2.4 Front Porches

When the lots have extra width available to them, a wraparound porch or extended width porch is required. This is required to maximize the use of the available lot spacing. This is especially important on reverse pie shaped lots where the front is significantly wider than the rear of the lot, corner lots. and the larger 36' and 38' amenity lots. A wraparound porch should return at least 3' from the foundation corner, while an extended width porch must have a depth of at least 6'. Specifically:

- Wraparound porches are required on:
 - Lots 3, 27, 28 and 61 of block 23,
 - Lots 1, 10, 11 and 20 of block 24,
 - Lot 1 of block 25
 - Lots 1 and 36 of block 26
 - Lot 1 of block 27



- An extended width porch is desirable for all other lots with extra width available to them.

2.5 Accessory Buildings

Accessory buildings will be permitted and must follow the rules of the Town of Cochrane Land Use Bylaw and are to be designed to match the style and building materials of the principal residence. For lots that back onto open space, accessory buildings, including temporary garden sheds shall not be allowed within 6.0 metres of the rear property line.

An accessory building other than a garden shed with a maximum floor area of 10 square metres will not be permitted on lot 41 of Block 23.

3.0 Siting

3.1 House Placement

Builders are asked to choose proper home designs around the approved grading and site topography to take full advantage of views and to maximize lot space. Designers are to take into consideration the lot width, length and shape as houses should be conforming to these sizes. Builders and designers are required to review the Building Grade Plan and Marketing Plan prior to designing the home. Homes on pie shaped lots should be sited in a radiating pattern rather than parallel to an adjacent side property line.

3.2 Open Space Concept

All open spaces in Sunset Ridge will be developed as a combination of naturalized and manicured areas. Naturalized areas will have a mixture of native grasses and plant material and must be kept in their natural state. No maintenance of

this area is planned by the developer or the municipal authorities.

Reference to this concept is additionally provided by the registration of a restrictive covenant on title to the individual lots.

3.3 Lot Grading

Lot grading must follow the natural slope of the land and is to be consistent with the building grade plan. Builders should give due consideration to building grades when determining house types in order to assure that an appropriate house is designed on each lot. Slopes should be absorbed within the building massing as much as possible. Builders must also pay close attention to drainage patterns created on the Homesite in order to ensure surface water is channelled away from the house on all sides and into adjacent drainage swales and storm water systems.

Builders must ensure that all of the corner and intermediate elevations, as established by the development engineer, be maintained exactly as specified. Maximum permitted front, rear or side yard slope is 3:1, builders are encouraged to stay within 3% - 25% slope.

The lot grades create a drainage pattern, as indicated on the Building Grade Plan, and must be maintained. Site drainage must be established prior to commencing construction and maintained by the builder throughout the construction period.

4.0 Architectural Design

4.1 Proposed Housing Product

The proposed housing product for Sunset Ridge Phase 13 will be Single Family Estate and Semi-Estate Family Homes with front attached garages, and Townhomes. To reduce the visual impact of the front attached garages for the single Family Homes, builders will be asked to pay special attention to the form of the home and protrusion of the garage. Living space should be incorporated over the garages and it is encouraged that the front entries be brought forward and become part of the streetscape. Detailed carriage style garage doors will be required at minimum and real wood garage doors will be encouraged to create a distinctive streetscape.

4.2 Architectural Theme

Craftsman and Arts and Crafts will be the preferred architectural style for Sunset Ridge Phase 13; however other styles may be approved at the discretion of the Architectural Coordinator. Please refer to section 4.0 “Architectural Style” for a detailed description of these styles.

Note: The Developer and the Architectural Coordinator reserve the right to accept home designs which, in the opinion of the Architectural Coordinator, meet the intent of Architectural Guidelines set out herein in all respects.

4.3 R-3 Requirements

Special attention is to be considered in the design of the R-3 Townhome product located on Sunvalley Road. Where possible, these units will require front verandas sized in such a way as to provide for a meaningful outdoor amenity space for the resident.

Designers are required to add colour variation and diversity to each unit located in the row of townhomes. Uninterrupted, untreated facades will not be permitted. Variation in detail on facades and gables shall be incorporated into the design of the R-3 product. Bold colour schemes and contrasting trim will be mandatory. Multiple rooflines shall be used to create articulation in the streetscape. Long straight rooflines and wall faces will not be permitted.

Individual entrances should be emphasized through roof articulation, front porches and other treatments.

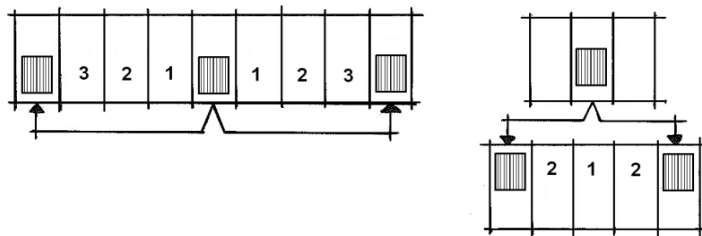
All townhomes will be required to have extensive articulation in the design and elevations. Long single rooflines and wall planes will not be permitted. Each unit in the townhome is to be modestly offset from the neighbouring unit to provide this articulation. Covered porches will be encouraged on each townhome unit to break up the massing of the front elevation.



4.4 R-1 Semi-Estate Family and Estate Family Home Requirements

4.4.1 Repetition Rules for Semi-Estate Family Homes

House designs with near identical house elevations and colours may not be repeated more often than every fourth (4th) home on the same side of the street and every third (3rd) home on the opposite side of the street.



To be different means that there is a significant change in features such as roof type, size and location of windows and doors, colours and finish materials. A change of materials alone and reversing the plan is not sufficient.

4.4.2 Repetition Rule for Estate Single Family Homes

House designs with near identical house elevations and colours may not be repeated more often than every sixth (6th) home on the same side of the street and every third (3rd) home on the opposite side of the street.

4.4.3 Building Form and Massing

A minimum of a double front attached garage will be required for all of the (R-1) homes in Phase 13. Triple car garages may be approved at the discretion of the

Architectural Coordinator and must have at least one bay of the triple garage recessed or extended out 12" from the others. In order to reduce the visual impact of the front drive garage, close attention will be paid to the architectural design of the front elevation and the design of the front entryways. One method in achieving this is bringing the front entryway of the home as far forward as possible, without adversely affecting the interior layout of the home. This will be encouraged on all R-1 homes in Sunset Ridge Phase 13.

The garage location is noted on the building grade plan and the subdivision marketing plan. Builders are to use the garage location as shown. If a side drive garage configuration is chosen, the garage should stay in the same location as if it were a front drive garage. Garages will generally be paired with the neighbouring homes unless noted otherwise on the subdivision marketing plan.

4.4.4 Roof Design and Pitch

The roof design is important to achieving the desired look of the Craftsman / Arts and Crafts design. Rooflines should generally consist of gable roofs and a minimum of 5/12 roof pitch will be required on all homes. Arts and Crafts styled homes should have a steeper roof pitch.

4.4.5 Corner Lots

Corner lots that side onto a street or open space will require substantial additional treatment. The side elevation shall be well articulated with various architectural elements appropriate for the overall design of the house. Battens will be required on openings. Other elements may include box outs, rooflines or verandas that wrap around the exposed building face, chimneys and fully detailed windows, and shadow bands.

Lots that require this treatment:



Block 23 – lots 3, 27, 28, 61

Block 24 – lots 1, 10, 11, 20

Block 25 – lot 1

Block 26 – lots 1, 21, 23, 36

Block 27 – lot 1

4.4.6 Rear Elevations

Three storey uninterrupted elevations on walkout lots will not be permitted. Designers will be required to articulate rear elevations on walkouts to reduce the massing. This can be achieved through the use of decks, rooflines and by stepping back the upper floor.

R-1 Estate Family lots will also require

- Application of masonry consistent with the finishing scheme of the front elevation
- Boxouts and cantilevers
- Decks required to be built at the time of construction on walkout and high visibility lots
- A variety of roof lines

4.4.7 Rear Elevations on Amenity Lots

Amenity lots that back that back onto the pond or Municipal Reserve, and all lots that back onto Sunset Road will require full rear elevation treatment similar to the front elevation. This will include lots 1-3 of Block 25, lots 1-3 of block 27 and lots 41-61 of block 23. Rear decks designs must be shown on the drawings submitted to the Architectural Coordinator and must be built at the time of construction of the home. Deck columns for these lots will require a masonry base when

masonry is used on the front elevation of the home. Boxouts and rooflines and well detailed gables will be required on these rear elevations.

4.4.8 Front Porches

All homes shall incorporate a front porch into their designs to integrate with the streetscape to provide a more pedestrian friendly environment. The use of a porch on front attached garage homes will also help reduce the distance from the garage face to the front entry. To ensure the functionality and correct massing a minimum depth of 6 feet will be required for all porches. If a design is submitted that does not have a full front porch but as adequate detail and massing it may be accepted at the discretion of the Architectural Coordinator.

The underside of the porch is to be screened in an appropriate and complementary material so that the underside of the porch is not visible. Lattice will not be permitted. Stone, brick, panelling, board and batten or shake are permitted as skirting materials.

4.4.9 Exterior Decks and Patios

Railing will be required as per the Alberta Building Code. Front porches and rear decks should have railings in a style to match the architectural theme of the home. Supporting columns for decks and porches are to be architecturally detailed and must have a minimum dimension of 300mm square (12" x 12"). The cap and base of the columns must be detailed and built out.

All walkout homes regardless if they are visible from the street or open space will require the decks with (12" x 12") built out columns to be shown on the plans and built at the time of construction of the home.



4.4.10 Chimneys

Chimneys must be finished to match the exterior wall material. Stone or brick finishes on chimney chases are highly recommended on all homes. On corner lots builders are required to bring the chimneys down to grade and are encouraged to be constructed full height chimneys that would extend past the upper floor level.

R-1 Estate Family lots will require a minimum 4' stone base on chimneys on the street facing side of corner lots.



4.4.11 Retaining Walls

Where retaining walls are required it is recommended that they are constructed using natural materials, i.e., sandstone boulders, rundle rock or river rock (mortar). Retaining walls not constructed from natural materials should be constructed with a visually aesthetic material, i.e., decorative concrete, or concrete with a stone or brick facing. Concrete wing walls will be acceptable when not visible from the street and require approval from the Architectural Coordinator.

Retaining walls will be limited to a height of 4 feet (1.22 metres). All retaining structures must be within property lines. Any retaining wall exceeding 1.00 metre in height MUST be approved by a professional engineer and may require a development permit.

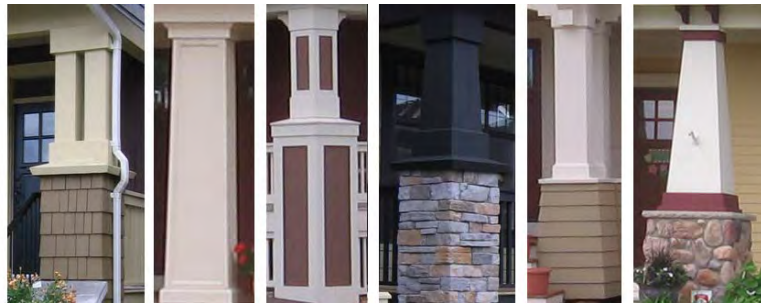
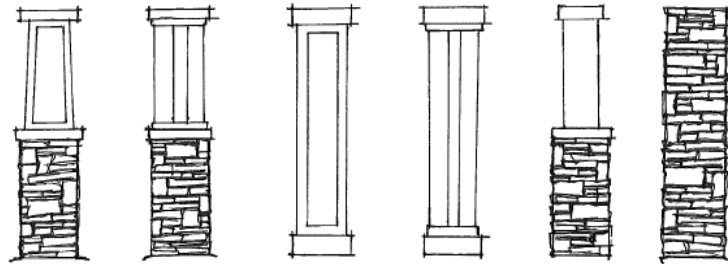
In no instance shall a retaining wall be introduced to a lot to artificially revise the grades approved on the building grade plan.

For the R-1 Estate Family lots, retaining walls are not permitted to be visible from the street.



4.4.12 Columns

All columns must be boxed out in decorative material and be a minimum size of 12"x12", they should show structural integrity and have a rich level of detailing to reflect the tradition style of the home.



4.4.13 Gable treatment

All gables on front and side elevations facing a street, and rear elevations backing onto open space will require additional detailing and an alternate material in open gables. Siding on its own will not be allowed on these gables



4.5 Architectural Style

4.5.1 Craftsman / Arts and Crafts

The preferred architectural styles for Sunset Ridge will be Craftsman and Arts and Crafts. Other architectural styles may be permitted at the discretion of the Architectural Coordinator. Craftsman homes generally have moderate pitched roofs, while Arts and Crafts are steeper in pitch. Both styles may include second storey dormers, covered front verandas, decorative beams or braces and the use of traditional building materials in deep rich colours. It is encouraged that the upper floor living space of two storey homes be built into the roof massing.

Siding and trim colours should be inspired by natural surroundings and should complement the natural materials used on the home. Masonry is essential for these styles and should only be used on the base to ground the home to add a presence of stability. All columns should be extending to ground level and squared or tapered in design. Masonry heights may vary but the thickness should always be much greater than the pier. Elements like brackets, blocks, false trusses and exposed rafter tails are encouraged to give the presence of craftsmanship.

Craftsman Elements

- Moderate roof pitch
- Use of stone or brick and natural materials
- A high level of architectural detailing on doors and windows
- Wood blocks and brackets

Arts and Crafts Elements

- Steeper roof pitch
- Alternate materials used on upper floor
- Board and batten detailing in contrasting colours





5.0 Building Materials and Colours

5.1 Primary Wall Materials

R-1 Semi-Estate Family Homes

- Composite siding is the required primary wall material. Smooth finish stucco may be permitted at the discretion of the Architectural Coordinator.
- **Vinyl Siding will not be permitted**

R-1 Estate Family Homes

- Composite siding is the required primary wall material. Smooth finish stucco may be permitted at the discretion of the Architectural Coordinator.
- **Vinyl Siding will not be permitted**

R-3 Townhomes

- Vinyl siding in a traditional lap profile in dark bold colours will be permitted. Composite siding is encouraged.

5.2 Secondary Wall Material

- Homes must incorporate a secondary wall material into the overall design of the home. Secondary wall materials may include smooth composite panels, boards and batten, cedar shakes and composite shakes. Other alternatives are encouraged but will be approved at the discretion of the Architectural Coordinator.

5.3 Exterior Colours

Siding and stucco colours must be a darker hue for the primary wall material. Secondary wall materials may be of a

lighter shade if deemed complimentary by the Architectural Coordinator. The trim colour is suggested to be a lighter contrasting colour to the primary wall material and must complement the overall design of the home. Darker trim colours may be approved at the discretion of the Architectural Coordinator.

5.4 Masonry

The use of masonry will be encouraged on all R-1 Semi-Estate Family Homes and R-3 Townhomes in Sunset Ridge Phase 13 and should be used in portions reflecting structural integrity.

Designs with no masonry may be accepted at the discretion of the Architectural Coordinator. These homes will require extensive detailing and trim elements.

There will be no minimum amount of stone or brick required but the placement of the material must ground the home and act as a structural element. All stone or brick must wrap at least three feet around all corners. Only natural stone, manufactured stone and brick will be permitted as masonry materials.

For the R-1 Estate Family Homes masonry is required and must have 4' stone returns as well as return to entry along the garage wall.

5.5 Trim, Fascia and Soffits

Modern trim materials used in a traditional manner will assist the homes in Sunset Ridge Phase 13 to appear traditional and timeless. Designers are asked to put a great deal of effort into the trim detailing on the front and rear elevation.

- Trim around window and door openings will be required on the front and high visibility elevations of all homes.

- Trim material shall be Smartboard or equivalent. Smooth finish acrylic stucco battens will also be acceptable.



- When composite siding is chosen as the primary wall material, 4" minimum composite corner boards will be required on the front elevation and will also be required on elevations that are visible from open spaces. Corner boards are suggested when using stucco as a wall finish, but it is not required. **Corner boards are to match the trim colour used on the home.**
- Shadow boards or cornices, if incorporated in the design, shall be used in all open gable ends where the wall meets the soffit on all front and rear elevations.
- The fascia on open gables on the front and other highly visible elevations is to be constructed with a composite material. All other fascia may be aluminum. All fascias must be a minimum of 8 inches in height.
- Rainware should be limited on exposed elevations.
- Downspouts should take place on side and rear elevations of homes only. Rainware should match colour of soffit and fascia used on home.



5.6 Windows

- Casement, double-hung, and single-hung are appropriate window types and may be incorporated with non functional windows to create more elaborate window designs. Sliding windows in bedrooms will be acceptable, but still require decorative treatment.
- Muntin bars or SDL treatment will be required on the front elevation of each home.
- Skylights, if used, should be black in colour to match the roofing and should have a flat profile. Skylights should be incorporated on rear elevation and should not be visible from the street.

5.7 Roofing

The roofing material for all homes in Phase 13 is to be premium architectural asphalt shingles such as IKO Cambridge 30, recycled rubber composite shingles, or concrete tile in the slate profile with a dark colour. Other equivalents or upgrades may be approved but will be to the Architectural Coordinator's discretion. No wood shakes will be allowed. All roof stacks must be enclosed and/or finished to compliment the roof colour and exterior finish detail.

Dual Black or an equivalent will be the approved roofing colour when asphalt shingles are used.

Rainwater leaders and soffits shall match or compliment the approved trim colour.

5.8 Roof Hardware

All roof hardware (vents, stacks, flashing, etc.) must be prefinished or painted to match the colour of the roofing material. **Unfinished galvanised flashing will not be permitted.**

5.9 Front Doors

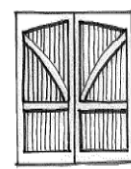
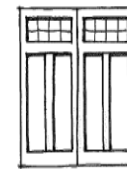
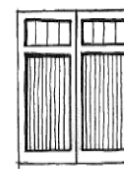


- Front entry doors are to compliment the architectural style of the home.
- Entry doors are to have glazing and/or sidelights and/or transom windows.
- Single or double front entry doors are allowed. Double front entry doors will be approved at the discretion of the Architectural Coordinator.

Sliding patio doors should not be located on front elevations.

5.10 Garage Doors

- Must be a traditional carriage or renaissance style with vertically proportioned panels and raised trim. This will give the appearance that the door has been constructed of wood. **Glazing panels will be required on all doors that exceed 7 feet in height.**
- Are not to exceed 8 feet in height and 20 feet in width unless approved by the Design Coordinator.
- White garage doors will not be approved unless the trim colour on the home is approved as white.
- Additional space above the garage door to eaves line (more than 24 inches) will have to be justified and treated with an architectural feature.
- The same garage door style will not be permitted to be side by side, there must be at least one house of separation.



5.11 Railing

Acceptable railing materials include:

- Wrought Iron / Aluminum
- Glass panels (rear only)

- Wood railing in a decorative design may be approved on front verandas only and must compliment the design.

5.12 Driveways and Sidewalks

Exposed aggregate or stamped concrete will be the preferred driveway material.

Broom finish concrete driveways will be approved as long as a 24" border of exposed aggregate or stamped concrete is used.

All driveways are to have a joint 2.4 metres from the back of curb. This will reduce damage to driveways as a result of water valve maintenance.

Sidewalks leading up to the home from the driveway are to match the concrete that was used for the driveway.

Driveways must be at least 1.2 metres from the side property line. This may be relaxed for pied shaped lots at the discretion of the Architectural Coordinator.

For the Estate Family Homes driveways must be constructed of decorative concrete in exposed aggregate or stamped finish.

5.13 Front Steps

Front steps, when constructed of concrete, should match the driveway and sidewalk. Decorative concrete is encouraged. Steps which have a combination of smooth concrete and exposed aggregate will also be approved.

Alternate materials may be approved for the front steps at the discretion of the Architectural Coordinator if the materials are high quality and compliment the design of the home.

5.14 Lighting

Exterior lighting will be required on the garage and front entry. Recessed pot lighting is encouraged; however decorative coach lamps will be acceptable.



6.0 Additional Requirements

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

6.1 Recreation and Commercial Vehicles/Equipment

Recreational vehicles and commercial vehicles shall not be parked in front of a home for any reason other than loading and unloading. When RV's are parked on site they must be parked on the side of the home and be properly screened from the street. Wood screen fence is an acceptable screening mechanism, but may only be used alongside the house. RV parking will not be permitted within any rear yard. Storage of any RV is prohibited within the rear yard of lot 41, block 23.

6.2 Satellite Dishes

Satellite dishes are allowed provided the dish size does not exceed twenty-four (24") inches in diameter and the location of the dish is concealed to minimize visual impact.

6.3 Environmental Initiatives

The developer encourages green building practices and environmental initiatives in Sunset Ridge Phase 13. In addition to the requirements by the Town of Cochrane Land Use Bylaw, the following requirements apply:

- Rain barrels will be permitted in Sunset Ridge Phase 13 provided they are located on the sides of the home only. All rain barrels should be of an Earth Tone colour.
- Solar collectors may be permitted at the discretion of the Developer. Solar collectors may be black in colour only.
- Compost bins will only be permitted in rear and side yards. For homes that back onto open space, compost bins will only be permitted in side yards. Compost bins are to be made from prefinished materials, not unfinished wood. All compost bins will require a gravel base or concrete pad so they are not resting directly on the lawn area.
- Electricity generation using small wind turbines is not permitted unless approved by the Architectural Coordinator or the Developer.
- Greenhouses will be permitted provided they are professionally designed and built and the plans must be approved by the Architectural Coordinator or the Developer.

7.0 Landscaping

7.1 Fencing

All fencing shall conform to the Cochrane Land Use Bylaw.

Fencing along the rear property lines will be supplied and installed by the developer for all laneless lots. Fencing along the side property lines on laneless lots is optional and will be the homeowner's responsibility as well as match the rear yard developer fence specifications to which it is intersecting.

Side yard fencing is to terminate at the front entry of the home and will not be permitted in the front yard.



7.2 Front Yard Landscaping

It is the builder's responsibility to landscape the front yard of every home with sod and one tree as a minimum. If an alternative landscape design is preferred, it may be permitted at the discretion of the Architectural Coordinator and the Developer. The front yard landscaping must be completed within two months of the completion of the home but is subject to seasonal constraints.

7.3 Fire Pits and Outdoor Fireplaces

Fire pits and outdoor fireplaces will be permitted in the rear yard only and are to follow the Town of Cochrane Bylaws.

8.0 Approval Process

8.1 Preliminary Review

To achieve the desired traditional look in Sunset Ridge, designers are encouraged to create preliminary renderings or sketches of home plans and elevations to the Design Coordinators for preliminary review to ensure that they are on the right track.

Builders of the R-3 product are required to attend a pre-application meeting prior to a development permit authorization letter being issued. Material required as part of this pre-application include:

- Site Plan
- Grading Plan
- Landscape Plan
- Building Elevation

8.2 Formal Application Submission

Builders will have to submit their plans to the Architectural Coordinator for architectural review and confirmation of compliance with these architectural guidelines before they will be permitted to apply to the Town of Cochrane for a building permit. The design coordinator will require the following information submitted via www.archcontrol.com:

Completed Exterior Colour Form

Plot Plan (1:200 scale) showing the following:

- Lot size
- Building envelope
- Setbacks
- Lot coverage
- Easement and utility rights of way
- Property and house corner grades

Construction Drawings (1/4"=1'; 3/16"=1')

- Floor Plans
- Elevations
- Cross Section

8.2.1 Removal of Customer Names

Builders must ensure all customer names are removed from their drawings before Architectural Submission.



8.3 Final Inspection

At the completion of the exterior of the home, the builder is to request in writing a final inspection from the Developer to ensure that the home is in compliance with the design guidelines and the approved home plans.

8.4 Schedule of Applicable Fees

Fee's which will be applied to the process of Architectural Approvals, Change Requests and consultations:

- The fee for first Architectural Approval and Pre Approval will be paid by the Developer
- Change Requests\$75.00
- Secondary Architectural Approval\$400.00
- Fee for consultation:
- Senior AT\$170.00
- Intermediate AT\$85.00

9.0 Construction Regulations

9.1 Material and Equipment Storage

- Builders will be allowed to store their materials and equipment on site during construction but may not store on any other home sites.
- Items stored will have to be stored in an organized and covered manor to ensure site cleanliness.
- Builders must ensure that they do not trespass or disturb any other properties.

- Cleaning of paint, solvents, stains, etc will not be permitted on site.
- Concrete trucks may not clean chutes anywhere on site.
- Storage will not be permitted on any road or sidewalk.

9.2 Use of Site

- Construction debris and waste must be contained on site each day and removed at the end of the project.
- Debris may not be burned, dumped, or buried anywhere on site at any time.
- Site damage (curbs, water valves, site furniture, sidewalks, roadways, vegetation) will be the charged to the responsible builder.
- Should a site not be maintained as these guidelines document, the developer reserves the right to rectify any deficiencies at the cost of the responsible builder.
- The builder shall take all necessary measures to prevent the tracking of sediment and dirt onto the public right of way. The builder is responsible for cleaning in front of their lot.
- The builder is responsible for maintaining ESC measures on their lot as deemed appropriate by the developer.

9.3 Vehicles and Parking

Utility trailers, etc. may be parked on site for the time of construction only, at the risk of the builder.



9.4 Other Notes

- Vegetation material, top soil, or similar materials may not be dumped on site at any time.
- Changing oil on any equipment or vehicles is not permitted on site.
- Alcohol and drugs are not prohibited at any time on any building site.
- Erosion control will be the responsibility of the builder during construction.
- Builders are to ensure that sites are not access except via the provided entries.

10.0 Discretion

Notwithstanding anything else set out in these guidelines, the Developer and Architectural Coordinator may apply their respective judgements when considering and approving anything regulated or controlled by these guidelines. In so doing, the Developer and the Architectural Coordinator may provide waivers or relaxations to any matter set out in these guidelines in their sole and absolute unfettered discretion.

10.1 No Right to Enforce

Only the Developer may enforce the guidelines. No purchaser of a lot in Sunset Ridge may enforce these guidelines.

10.2 Right to Amend

The Developer may from time to time amend these guidelines as it sees fit in its sole and absolute unfettered discretion.

10.3 No Trespassing

No person shall infringe upon, excavate on, destroy, paint, fill in, cut, remove or tamper with any lot in Sunset Ridge that is not their own. If done so the Developer has full right to take legal action for relief of any violation.

11.0 Contacts

Architectural Coordinator

IBI Group

400 – Kensington House
1167 Kensington Crescent NW
Calgary, Alberta, T2N 1X7
Tel: 403.270.5600
Fax: 403.270.5610

Developer

Sunset Properties Inc.

c/o Melcor Developments LTD.

Suite 300, 1204 Kensington Rd NW
Calgary, Alberta T2N 3P5
Tel: 403.283.3556
Fax: 403.270.0538



APPENDIX A

APPROVED SIDING COLOURS



James Hardie – ColorPlus

- Autumn Tan
- Boothbay Blue
- Chestnut Brown
- Cobblestone
- Countrylane Red
- Evening Blue
- Harris Cream
- Heathered Moss
- Iron Grey
- Khaki Brown
- Monterey Taupe
- Mountain Sage
- Navajo Beige
- Parkside Pine
- Sandstone Beige
- Timber Bark
- Traditional Red
- Mountain Sage
- Tuscan Gold
- Woodstock Brown

Gentek - Sequoia

- Venetian Red
- Dark Drift
- Saddle Brown
- Mountain Arbor
- Moonlit Moss
- Midnight Surf
- Coastal Blue
- Windswept smoke
- Pebble Khaki
- Storm
- Snow White (secondary color only)

Kaycan

- Ivy Green
- Pecan
- Mahogany
- Midnight Blue
- Colonial Red
- Spice
- Brick
- Evergreen
- Cabot Blue
- Cabot Red
- Khaki
- Stonecrest
- White (secondary only)

Mitten – Sentry (ACT)

- Olive Green
- Aviator Green
- Burnt Orange
- Richmond Red
- Khaki Brown
- Annapolis Blue
- Eggplant
- Coffee Bean
- Sahara Brown
- Grenadier Green
- Rain Forest
- Chestnut Brown
- Muskoka Green
- Rockaway Grey
- Caribou Brown
- Frost (secondary only)

Royal – Colorscapes

- Rustic Red
- Heritage Blue
- Natural Cedar
- Olivewood
- Walnut
- Granite
- Shamrock
- Ironstone
- Wedgewood
- Midnight Surf
- Cocoa
- Redwood
- White (secondary only)

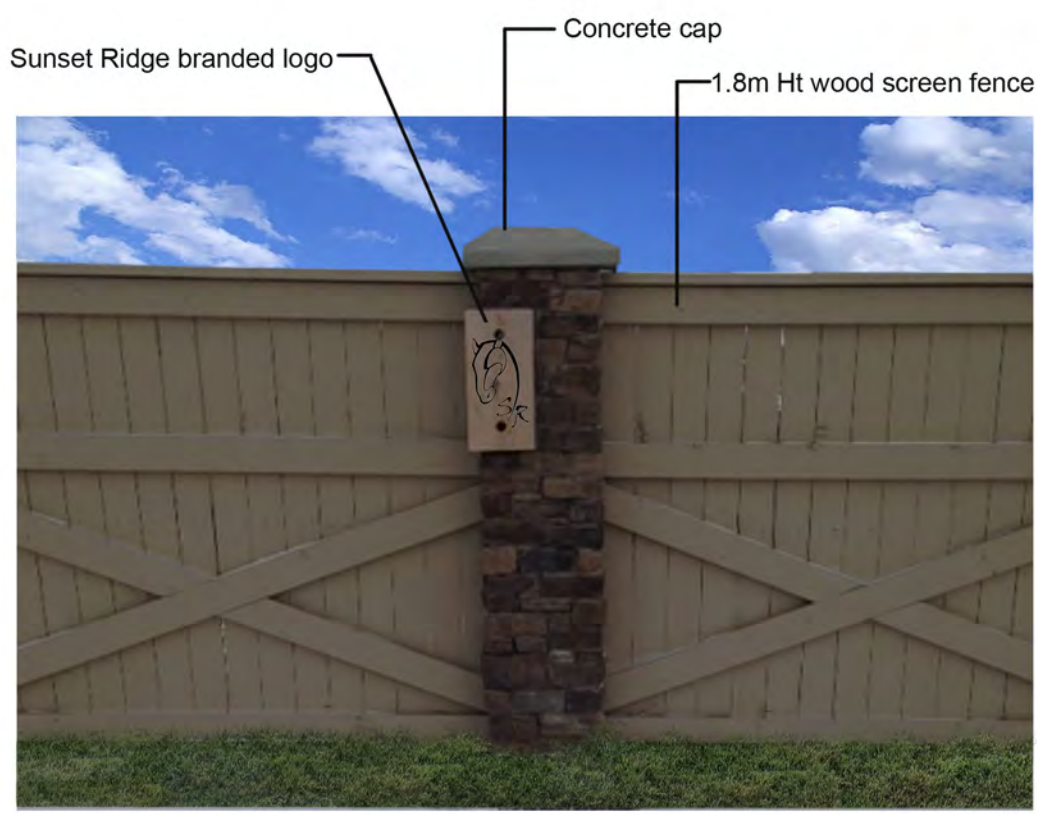
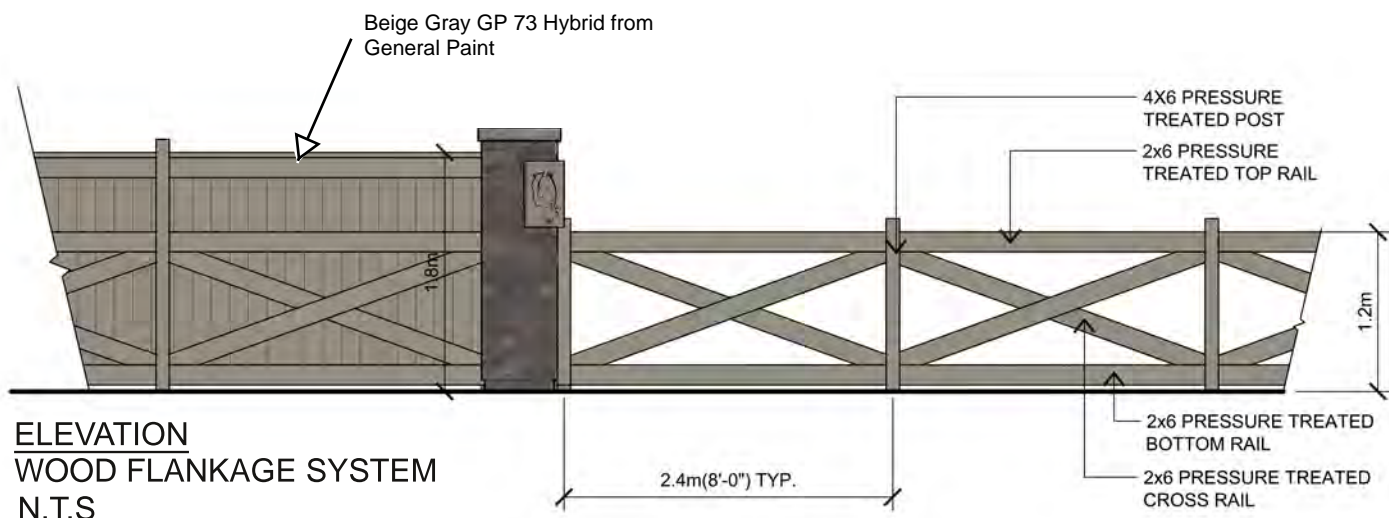


APPENDIX B

FENCING

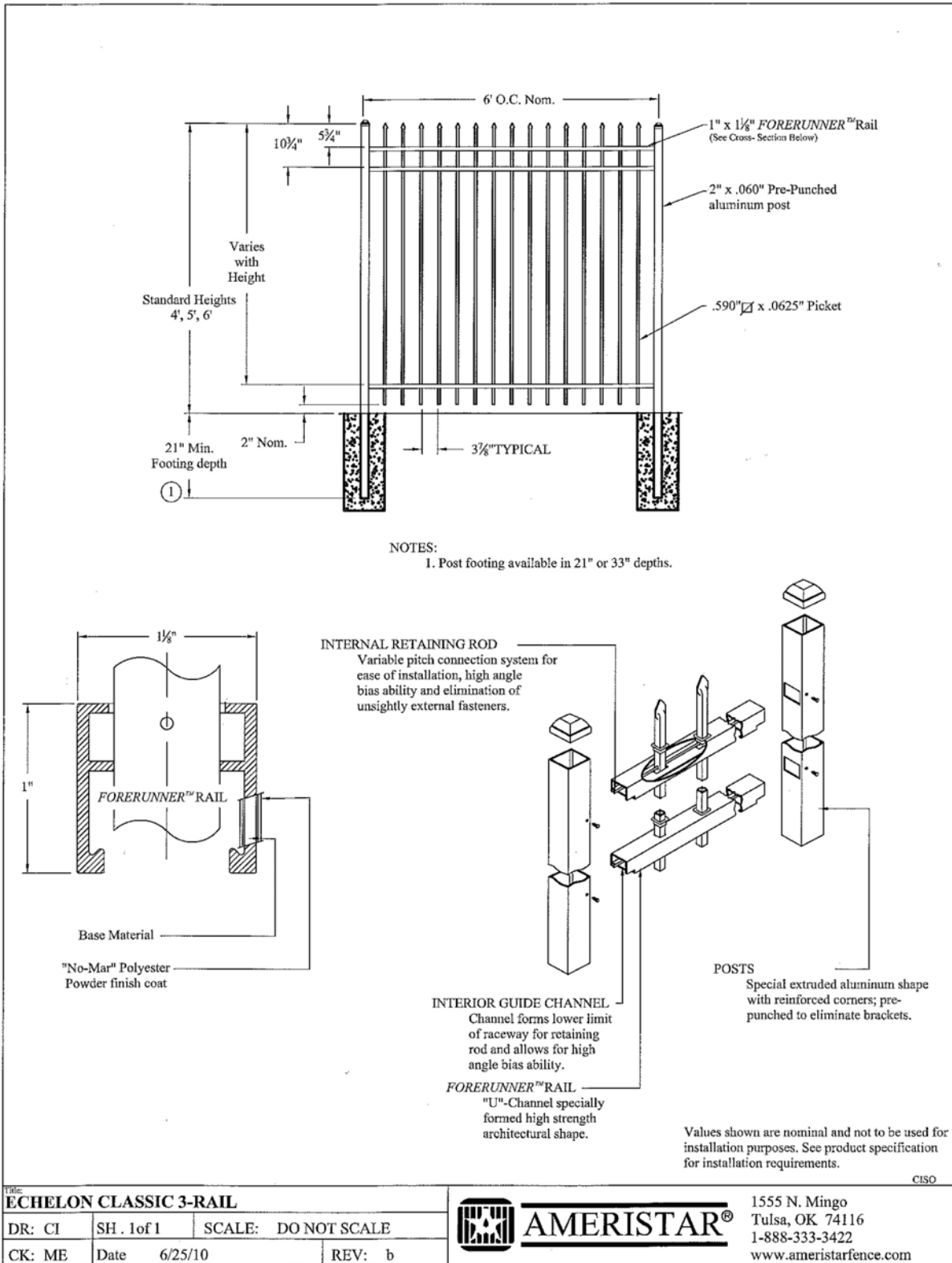
Appendix A:

FLANKAGE AND DECORATIVE WOOD FENCING DETAIL



Appendix C:

WROUGHT IRON FENCING DETAIL





APPENDIX C

LAND USE BYLAW

SECTION 12.0.0

GENERAL REQUIREMENTS FOR RESIDENTIAL DISTRICTS

12.1.0

OBJECTS PROHIBITED OR RESTRICTED IN A RESIDENTIAL DISTRICT

12.1.1

No person shall be allowed to keep or maintain on a lot:

- a) a commercial vehicle with a gross vehicle weight (GVW) rating in excess of 4,500 kg for longer than is reasonably necessary to load or unload the vehicle;
- b) any recreational unit in the front yard:
 - (i) except from May 1 to October 20 of any given year, when
 - A) such units may be parked or kept on the private front driveway;
 - B) a maximum of two (2) units will be allowed;
 - C) all portions of the unit are set back a minimum of 1 m from the back of the sidewalk or the curb, where there is no sidewalk; and
 - D) the unit(s) shall be parked parallel to the driveway;
- c) an industrial or construction vehicle except when such a vehicle is required pursuant to a development or building permit for that lot;
- d) any object or chattel that is unsightly or tends to affect adversely the amenities of the District. In accordance with the Act, the designated officer may order the owner to remedy unsightly or dangerous structures or property.

12.1.2

In addition to Section 12.1.1(b), a person may keep or park one (1) recreational unit in the rear or side yard of a lot year-round.

12.2.0

GARDEN SUITES

12.2.1

A garden suite is considered incidental and subordinate to the principal residence and shall:

- a) comply with all *Alberta Building Code* and other Provincial and Municipal regulations;
- b) be at-grade and not exceed 40% of the gross floor area of the principal residence to a maximum gross floor area of 80 m²;
- c) have a minimum gross floor area of 30 m²;
- d) have a maximum lot area coverage of 60%, when combined with all other buildings on the lot, notwithstanding Sections 13.4.2 and 14.4.2;
- e) not exceed one (1) storey in height;
- f) not exceed the maximum density prescribed for the subdivision in which it is located or a maximum of 10% of the number of existing lots in that subdivision, whichever is less;
- g) be placed to the rear of the principal building with a minimum separation distance of 1.83 m from any other accessory building and the principal building;
- h) notwithstanding provisions elsewhere in this Bylaw, have a minimum side yard setback of 1.2 m or, in the case of a corner lot, 3 m on the street-side;

- i) notwithstanding provisions elsewhere in this Bylaw, have a minimum rear yard setback of 1.2 m;
 - j) comply with applicable architectural guidelines and be compatible with the neighbourhood;
 - k) have full utility services through service connections from the principal residence.
- 12.2.2 The registered owner of the lot shall:
 - a) be limited to one (1) garden suite or one (1) accessory suite;
 - b) not subdivide title to the garden suite or accessory suite.
- 12.3.0 ACCESSORY SUITES**
- 12.3.1 The registered owner of a lot shall be limited to one (1) accessory suite or one (1) garden suite, as outlined in Section 12.2.0.
- 12.3.2 An accessory suite shall:
 - a) be accessory to the principal residence;
 - b) comply with the *Alberta Building Code* and all Municipal and Provincial regulations;
 - c) create minimal structural changes to the front exterior of the principal building, which shall appear as a single dwelling unit;
 - d) not exceed 40% of the gross floor area of the principal dwelling;
 - e) have a minimum gross floor area of 30 m²;
 - f) have full utility services through service connections from the principal residence;
 - g) not exceed the maximum density prescribed for the neighbourhood in which it is located or a maximum of 10% of the number of existing lots in that neighbourhood, whichever is less.
- 12.3.3 An accessory suite may be located in an accessory building.
- 12.3.4 Notwithstanding provisions elsewhere in this Bylaw, in the case of an accessory suite located above the ground floor of an accessory building, the following shall apply:
 - a) The maximum height of the accessory building measured from the finished grade to eave line shall be 4.5 m;
 - b) The roof pitch of the accessory building shall be a minimum of 4:12, match or complement the roof pitch of the principal residence, or shall be to the satisfaction of the Development Authority;
 - c) The accessory suite shall have an entrance separate from the entrance to the accessory building, either from a common indoor landing or from the exterior of the structure;
 - d) The accessory building shall have a minimum rear yard setback of 1.2 m and a minimum side yard setback of 1.2 m.
- 12.4.0 REQUIREMENTS FOR MULTI-UNIT DWELLING DEVELOPMENTS**
- 12.4.1 All multi-unit dwelling developments shall provide amenity space for the residents to the satisfaction of the Development Authority. This amenity space may be private, communal, or a combination of both.

- 12.4.2 Where a multi-unit dwelling development is providing private outdoor amenity space for each dwelling unit, the amenity space shall be designed to provide visual privacy and be comprised of one (1) or both of the following:
- a) Patios and Courtyards: A minimum width or length of 2.4 m and a minimum area of 7.4 m² for each dwelling unit located at or below grade;
 - b) Balconies and Porches: A minimum width or length of 1.5 m and a minimum area of 4.5 m² for each dwelling unit.
- 12.4.3 Communal amenity space shall be designed for the recreational use of all residents of the development. The area shall be indoor or outdoor space or a combination thereof, including but not limited to landscaped courtyards, public skating areas, swimming pools, fitness rooms, party rooms, games rooms, and children's play areas complete with equipment.
- 12.4.4 Landscaping of a lot for a proposed development shall be in accordance with Table 11.26.1.
- 12.4.5 The principal entry for every dwelling unit, except apartment units, must be separate and directly accessible to ground level.
- 12.4.6 The arrangement of the buildings in a dwelling group should strive to maximize privacy and is subject to the approval of the Development Authority.
- 12.5.0 FRONT YARD SETBACKS**
- 12.5.1 In a new subdivision, the front yard setbacks of principal buildings shall be varied in order to maximize the visual amenity of the streets and neighbourhood.
- 12.5.2 The driveway accessing an attached or detached garage whose vehicle entry door faces a street shall have a minimum length of 6 m, measured from the property line to the closest point of the vehicle entry door.
- 12.6.0 CONTROLLED APPEARANCE**
- 12.6.1 In examining a proposed use, due regard shall be given to the compatibility of the proposed use with existing uses on or adjacent to the site of the proposed use.
- 12.6.2 The façade of buildings shall be maintained to the standard shown on the site plan and elevation drawings approved by the Development Authority.
- 12.6.3 To ensure that manufactured homes in the R-1 and R-2 Districts are consistent with the buildings in the neighbourhood, these buildings shall be finished to the following standards:
- a) the height of the main floor above grade to be consistent with the height of the main floor of buildings in the immediate area;
 - b) a minimum 4:12 roof pitch;
 - c) exterior finishing materials used on the roof and exterior walls to be consistent with those used on the buildings in the immediate area;
 - d) a minimum 400 mm roof overhang or eaves;
 - e) a maximum 3:1 length-to-width ratio;
 - f) a minimum 6.7 m width;
 - g) a permanent foundation;
 - h) removal of the hitch and running gear.

12.7.0

SHOW HOME PARADES

(03/2008)

Where there is a developer sponsored parade of show homes, dwelling units may be temporarily attached for the duration of the show home parade, but must be returned to the use intended by the bylaw prior to occupancy.

SECTION 13.0.0

RESIDENTIAL SINGLE-DETACHED DWELLING DISTRICT (R-1) LAND USE RULES

13.1.0 PURPOSE AND INTENT

13.1.1 The purpose and intent of this District is to provide for single-detached residential development. New neighbourhoods will be designed to provide for integrated and varied lot sizes. A limited number of these lots may also contain accessory suites or garden suites.

13.2.0 LIST OF PERMITTED AND DISCRETIONARY USES

13.2.1 PERMITTED USES

Dwellings, Single-Detached
Home-Based Businesses, Minor
Fences
Parks
Playgrounds
Sales/Lot Information Centres
Show Homes
Signs as listed in Table 34.3.1

13.2.2 DISCRETIONARY USES

Accessory Buildings
Accessory Suites
Accessory Uses
Antenna Structures
Bed and Breakfast Accommodations
Child Care Services
Garden Suites
Home-Based Businesses, Major
Public and Quasi-Public Installations and Facilities
Religious Institutions
Signs as listed in Table 34.3.1

13.3.0 MINIMUM REQUIREMENTS

13.3.1 LOT AREA

- a) Dwellings: 300 m², provided that the plan of subdivision meets the following requirements:
 - (i) A maximum of one-third (1/3) of all the residential lots within a plan of subdivision are less than 320 m² each;
 - (ii) A minimum average lot area of 350 m² for all lots within a plan of subdivision is maintained; and
 - (iii) All corner lots shall have a minimum area of 390 m²;
- b) All Other Uses: At the discretion of the Development Authority.

13.3.2 LOT WIDTH

- a) Dwellings: 9 m;
- b) All Other Uses: At the discretion of the Development Authority.

- 13.3.3 FRONT YARD
- a) On Lots Fronting on Collector and Arterial Streets: 6 m;
 - b) All Other Lots: 4 m.
- 13.3.4 SIDE YARD: LANED LOTS
- a) Principal Buildings:
 - (i) Street Side of Corner Lot: 3 m;
 - (ii) All Other Lots: 1.2 m.
 - b) Accessory Buildings:
 - (i) Street Side of Corner Lot: 3 m;
 - (ii) All Other Lots: 610 mm.
- 13.3.5 SIDE YARDS - LANELESS LOTS
- a) Principal Buildings:
 - (i) With Attached Garages: 1.2 m;
 - (ii) Without Attached Garages: one (1) unobstructed 3 m; the other 1.2 m;
 - (iii) Street Side of Corner Lot: 3 m.
 - b) Accessory Buildings:
 - (i) Street Side of Corner Lot: 3 m;
 - (ii) All Other Lots: 610 mm.
- 13.3.6 REAR YARD
- a) Principal Buildings: 7.5 m;
 - b) Accessory Buildings: 1.2 m.
- 13.4.0 MAXIMUM LIMITS**
- 13.4.1 BUILDING HEIGHTS
- a) Principal Buildings: 12 m;
 - b) Accessory Buildings: 5.5 m and one (1) storey, except as provided elsewhere in this Bylaw.
- 13.4.2 LOT COVERAGE
- a) All Residential Buildings (Principal and Accessory): 55%;
 - b) All Residential Accessory Buildings: 20%;
 - c) All Other Uses: At the discretion of the Development Authority.
- 13.4.3 NUMBER OF DWELLING UNITS: 1, except as provided in Sections 12.2.0 and 12.3.0.

SECTION 16.0.0	RESIDENTIAL MULTI-UNIT DWELLINGS DISTRICT (R-3) LAND USE RULES
16.1.0	PURPOSE AND INTENT
16.1.1	The purpose and intent of this District is to provide for a mix of bachelor, one, two and three bedroom dwelling units in various housing forms to a maximum height of three storeys.
16.2.0	LIST OF PERMITTED AND DISCRETIONARY USES
16.2.1	PERMITTED USES Dwelling Groups Dwellings, Multi-Unit Fences Home-Based Businesses, Minor Lodge Accommodations Parks Playgrounds Sales/Lot Information Centres Show Homes Signs as listed in Table 34.3.1
16.2.2	DISCRETIONARY USES Accessory Buildings Accessory Uses Antenna Structures Awnings Bed and Breakfast Accommodations Canopies Child Care Services Home-Based Businesses, Major Public and Quasi-Public Installations and Facilities Religious Institutions Signs as listed in Table 34.3.1
16.3.0	MINIMUM REQUIREMENTS
16.3.1	LOT AREA a) Multi-Unit Dwellings, Dwelling Groups: 930 m ² . b) All other uses: At the discretion of the Development Authority.
16.3.2	LOT WIDTH a) All uses: At the discretion of the Development Authority.
16.3.3	FRONT YARD a) Lots fronting on collector streets: 6 m; b) All other lots: 5 m.
16.3.4	SIDE YARDS - LANED LOTS a) Principal Buildings: (i) Street side of a corner lot: 3 m; (ii) All other lots: 1.5 m; b) Accessory Buildings: (i) Street side of a corner lot: 3 m; (ii) All other lots: 610 mm.

- 16.3.5 SIDE YARDS - LANELESS LOTS
- a) Principal Buildings: Except as provided in Section 16.3.5(b):
 - (i) With attached garages: 1.5 m;
 - (ii) Without attached garages: one unobstructed side yard, 3 m; the other, 1.5 m;
 - (iii) Street side of corner lot: 3 m;
 - b) Accessory Buildings:
 - (i) Street side of a corner lot: 3 m;
 - (ii) All other lots: 610 mm.
- 16.3.6 REAR YARD
- a) Principal Buildings: 7.5 m;
 - b) Accessory Buildings: 1 m.
- 16.4.0 MAXIMUM LIMITS
- 16.4.1 BUILDING HEIGHTS
- a) Principal Buildings:
 - (i) 9 m to the eaveline of the top storey and 5 m to the roof peak from the eaveline;
 - (ii) Notwithstanding provisions elsewhere in this Bylaw, 6 m to the floor of the top storey and 5 m to the roof peak from this floor, for all lots in the SW¼ 4-26-4-W5M, except for the bare land condominium units legally described as Plan 0112252, Units 41 to 44, 49, and 50 to 56 inclusive;
 - (iii) Notwithstanding provisions elsewhere in this Bylaw, 6 m to the floor of the top storey and 6 m to the roof peak from this floor, which includes a minimum 4:12 roof pitch, only for the bare land condominium units legally described as Plan 0112252, Units 41 to 44, 49, and 50 to 56 inclusive;
 - (iv) Notwithstanding provisions elsewhere in this Bylaw, 8 m and two (2) storeys with a minimum 4:12 roof pitch for all lots within the *Lower East Neighbourhood Plan* area, excepting those lots fronting on Mountain Street west of Ross Avenue and on Centre Avenue;
 - b) Accessory Buildings: 4.2 m to the eaveline and one storey.
- 16.4.2 LOT COVERAGE
- a) All Residential Buildings (Principal and Accessory): 60%;
 - b) All Accessory Buildings: 20%;
 - c) All Other Uses: At the discretion of the Development Authority.
- 16.4.3 NUMBER OF DWELLING UNITS
- a) 74 per hectare;
 - b) Notwithstanding Section 16.4.3(a), 37 per hectare for the lots in the N½ 1-26-4 W5M;
 - c) Notwithstanding provisions elsewhere in this Bylaw, 36.1 dwelling units per hectare for the portion of Block A, Plan 9211697, extending 150m west of River Avenue and extending 305m north of Riverview Drive. (12/2006)