

PHASE 21 ARCHITECTURAL GUIDELINES

REVISED MAY 17, 2013



WESTMERE
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33284

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1. INTRODUCTION

1.1 Background and Location

Westmere is a very well established residential community located on the northern edge of the Town of Chestermere Alberta, conveniently located with easy access to Highway 1 and just 10 minutes East of Calgary. Westmere is a 440 acre master planned community, featuring roughly 44 acres of park and green space. Westmere has 2 community elementary schools and eventually will have approximately 2200 homes. Within walking distance you will find Chestermere Lake, an 18 hole golf course, a grocery store, restaurants and the Chestermere Town Hall.

These Architectural Guidelines have been specifically prepared for The Shores Phase 21 of Westmere which consists of 49 single family residential estate sized lots. The Shores Phase 21 has two distinct architectural zones, listed as ZONE B, and ZONE C which will each have separate requirements in regards to square footage and architectural detailing.

ZONE A: Lots fronting on Marina Drive (not applicable to Phase 21)

ZONE B: Block 33 Lots 79-93, Block 40 Lots 10-19, and Lots 20-27

ZONE C: Block 33 Lots 94-109

All homes in The Shores Phase 21 are expected to display a high level of architectural standards and detailing.



1.2 Architectural Guidelines

The Architectural Guidelines established for The Shores Phase 21 will enhance the integrity of the development and ensure that each home adds value to the community. The Architectural Guidelines have been prepared to promote a high level of architectural detail, ensure a pleasing building form, and promote an awareness of environmental sustainability. Homeowners and designers are to use these Architectural Guidelines as a guide when planning their new home. The Architectural Guidelines have been written in a definitive manner with multiple examples which will allow creativity and create harmony and continuity in home design within the community.

By utilizing a number of traditional housing styles, the community will maintain interest and appeal. The approved architectural styles for The Shores Phase 21 will be French Country, Tudor, and Craftsman. Houses styled after other traditional themes will be considered by the Architectural Coordinator.



2. GENERAL RULES

The Architectural Coordinator will complete a review of all house plans to ensure compliance with the Architectural Guidelines. An “Approved” stamp will be provided by the Architectural Coordinator on the elevation drawings and site plan upon final approval. The builder must bring the approved stamped plans when submitting for a development permit and building permit at the Town of Chestermere.

All construction must comply with the current Town of Chestermere Land Use Bylaw and Alberta Building Code. Construction may only begin upon receipt of a Building Permit from the Town of Chestermere and a Grade Slip from the Architectural Coordinator which is prepared by the Consulting Engineer. Conformity with the Guidelines does not supersede the required Town of Chestermere approval process.

2.1 Land Use and Zoning Regulations

All lots in the Estates of Westmere Phase 21 have been zoned Residential Single Detached District (R-1). All homes are to be designed in conformance with the Town of Chestermere Land Use Bylaw 022-10 in particular Part 7.0 (General Regulations) and Part 10.2 Residential Single Detached District (R-1). For reference, both of these parts of the Land Use Bylaw have been attached in Appendix A of these Architectural Guidelines.

Section 10.2.4 in the Land Use Bylaw outlines all of the requirements in regards to setbacks, building height, and lot coverage.

2.2 Minimum Floor Area

The Developer has established the following minimum floor area The Shores Phase 21. This minimum floor area is for total floor area above grade and does not include attached garages or any basement floor area.

Zone B:	Two storey:	Minimum 2000 ft² (Min. of 1000 ft² on the main floor)
	Bungalow:	Minimum 1400 ft²
Zone C:	Two storey:	Minimum 2200 ft² (Min. of 1100 ft² on the main floor)
	Bungalow:	Minimum 1500 ft²

2.3 Maximum Side Yard Setback and Minimum House Width

In addition to the minimum side yard requirements noted in Section 10.2.4 of the Chestermere Land Use Bylaw in Appendix A, the maximum side yard shall be 2.44 meters (8 feet). Offsetting the garage will be permitted in order to meet the minimum side yard rule. The minimum house width for Lots 94-96 of Block 33 shall be 32 feet and the minimum house width for Lots 97-109 of Block 33 shall be 30 feet (not including garage offset). This will ensure that all homes in The Shores Phase 21 will have adequate massing and street presence.

3. SITE PLANNING

3.1 House Placement

Builders are asked to choose home designs based on the grading and site topography in order to take full advantage of views and to maximize lot space. Take into consideration the lot width, length and shape as houses should be conforming to these dimensions. Builders and designers are to review the Building Grade Plan and Marketing Plan prior to home design to ensure that the proposed home is compatible with the desired lot.

3.2 Lot Grading

Lot grading must be in compliance with Section 7.23 of the Chestermere Land Use Bylaw. Lot grading must follow the natural slope of the land and is to be consistent with the subdivision grading plan. Builders should give due consideration to building grades when determining house types in order to assure that an appropriate house is located on each homesite. Lot slopes should be absorbed within the building massing as much as possible.

Builders must pay close attention to drainage patterns created on the homesites 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 are to 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 “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. ARCHITECTURAL DESIGN

4.1 Proposed Housing Product

The Shores Phase 21 consists of 49 estate sized single family residential lots. The proposed housing product will be estate sized bungalow and two storey homes with a minimum double front attached garage. Triple car garages will be encouraged on lots that have adequate width to accommodate the extra garage bay.

Side drive garages may be permitted if there is adequate lot width and proper turning radius provided on the driveway. All homes in The Shores Phase 21 are expected to have a high level of architectural detailing and adequate massing.



4.2 Architectural Style

4.2.1 CRAFTSMAN

The predominant characteristics of the Craftsman style are moderate pitched roofs, unenclosed eave overhangs, exposed rafter tails, dormers, chimneys, decorative (false) beams or braces are commonly under gables; porches whether full or partial width supported by square large columns with the use of traditional building materials.

Siding and trim colours should be inspired by natural surroundings and should complement the natural materials used on the home. A base is essential on columns for this style to ground the home to add a presence of stability. These columns start at ground level and extend without a break to a level well above the porch floor. Base heights may vary but the width should always be much greater than the pier.

The style of this home should represent its surroundings so massing and materials must be deeply considered. Elements like brackets, blocks, false trusses and exposed rafter tails are encouraged to give the presence of solidity.

Typical Design Elements

- A variety of articulation within wall lines
- Cross gable roofs
- Thick elements such as fascia, trim and columns
- Use of stone or brick and natural materials (Shake, siding, clapboard)
- A high level of architectural detailing on doors, windows and gables
- Dormers with either a gable or shed roof
- Multiple window panes
- Beams or triangular knee brackets
- Full height chimneys (commonly clad in stone)
- Tapered columns with a supporting larger base
- Window Boxes
- Dark rich colours with contrasting trim



4.2.2 TUDOR

The identifying characteristics of the Tudor Style are steep-pitched roofs, usually side gabled, small covered arched porches, stone clad chimneys, 1/2 timbering and the extensive use of trim and battens.

Massing should be asymmetrical to offer various roof lines and heights, roofing should have one predominant front-facing gable, often extending down to main levels. The use of natural material is suggested but not always needed. Trim and batten work must be considered. Siding is often light in colour and battens and trim are traditionally darker. Trim is often used in the gables and above and below windows with symmetrical patterns. Decorative shutters and vents may also be added.

Windows should be tall and narrow in multiple groups with multiple panes of glass or the look of multiple panes (ex. Muntin bars or simulated divided lights). Casement and single-hung windows are most common to the style, and small transoms may also be added above main windows.

Trim around windows and doors should be narrow, however soldier coursing and stone mullions may be used.

Typical Design Elements:

- Tall narrow windows groupings with small window panes
- Extensive use of trim and battens
- Steep roof pitches with prominent cross gables
- Extensive stone work
- 1/2 timbering
- Portico with covered entry



4.2.1 FRENCH COUNTRY

The most distinctive characteristics of the French Country Style are steeply pitched hip roofs, dormers, arched entry ways and substantial stonework. The French style often resembles Tudor style but lacks the predominant gable at the front.

This style can be either symmetrical or asymmetrical. Dormers and windows often break through the cornice rising above the eaves to accentuate height. Rounded dormers are often used but gable and hipped ones are also appropriate. Flared curves at the eaves are strongly encouraged on the main roof or on gables and dormers.

Trim around windows and doors should be simple in design. Where masonry is added soldier coursing or stone mullions are encouraged. Where box-outs are constructed copper roofing, brackets and blocks should be added to give a rich appearance.

Typical Design Elements:

- Angled or curved roofing
- Copper roofing elements
- Extensive stone work
- Timber Trusses
- Tall vertical windows
- Wood blocks and/or brackets
- Steep roof pitch with front facing gables
- Portico/ covered entry



4.3 Repetition

Three architectural styles have been chosen to allow enough variety for the consumer to pick the home of their choice in a number of different front elevations provided by the builders. Repetition of the architectural styles will be limited to ensure enough variation in the proposed streetscapes.

Identical or near identical elevations may not be repeated more often than every **fifth (5th)** home on the same side of the street and every **fourth (4th)** home on the opposite side of the street. This may be altered at the discretion of Architectural Coordinator if it can be shown that the two elevations in question are located so as not to be visible together from any angle. While similar house plans and elevations are inevitable, it is possible to vary the design by changing exterior elements. If it is felt that the adjacent houses are too similar the Architectural Coordinator will request the applicant to make design changes. Repetitive elevation treatments will be monitored.

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.

All the exterior colour schemes must be approved. Colours cannot be repeated more often than every **fourth (4th)** home on the same side of the street and will not be permitted directly across the street.

4.4 Building Forms and Massing

4.4.1 GARAGES

Homes in The Shores Phase 21 will require an attached double front drive garage as a minimum. Triple car and side drive garages may be possible in based on the size of the lot and articulation of the home. The attached garage should reflect and complement the overall massing and proportion of the home and not dominate the streetscape.

If a triple car garage is used, at least one of the bays of the garage must be offset from the other bays. This offset should be a minimum of two feet and the roof line of this bay should be offset to provide articulation and to enhance the overall garage design.

In order to reduce the visual impact of a 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 is to bring the front entryway or porch as far forward as possible, without adversely affecting the interior layout of the home. It is encouraged that the wall between the garage door and the front entry porch of a front drive not exceed 14 feet. This will make the garage look more like part of the design and not an addition to the home. When this distance is exceeded, the design must incorporate additional detailing along the garage wall such as a window, or batten detailing.

Garages that are wider than 22 feet should have some form of articulation to reduce the appearance of the garage width. An example of articulation may mean adding a window beside the door and boxing it in by one foot, using two single doors or possibly a wider garage door. Side walls on garages adjacent to the garage door should be no larger than 3 feet on either side of the door.

The garage location will be noted on the Building Grade Plan and the subdivision Marketing Plan and builders are to use the garage location as shown. If a side drive garage is chosen, the garage should stay in the same side of the lot that it was intended to be on so it does not impede the view out of the front of neighbouring homes. Garages will generally be paired with the neighbouring homes unless noted otherwise on the marketing map.

4.4.2 LIVING AREA OVER GARAGE

Living areas over the garage, otherwise known as bonus rooms, are encouraged in The Shores Phase 21. Bonus rooms are encouraged to be recessed from the garage wall by at least 2 feet. If the bonus room extends the entire depth of this garage, designers will be asked to reduce the visual impact of the bonus room through use of rooflines and battens. Materials that are applied to the front of the bonus room must return along the side wall of the garage to the entry.

4.4.3 ROOF DESIGN AND PITCH

Roof designs are very important to the form and proportion of the home and are also the largest element on the home. The roof pitch and overhang should match the chosen architectural style. All main roof slopes in The Shores Phase 21 will require a minimum 6/12 roof pitch.

All gable elements facing the street shall have a minimum of 8/12 pitch on French Country and Tudor style homes.

When possible, an effort should be made to incorporate upper floor living into the main roof to give an appearance of a storey and a half. This can be achieved with interesting roof designs that do not forfeit upper floor living area.

- Overhangs on all roof configurations shall be a minimum of 12" to a maximum of 24".



4.4.4 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 home will also help reduce the distance from garage face to 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 front porch but has adequate detail and massing it may be accepted at the discretion 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, Paneling, Board & Batten or shake are permitted as skirting.

4.4.5 COLUMNS

All columns must be boxed out in decorative material and be a minimum size of 12"x12". They should have structural integrity and show a rich level of detailing to reflect the selected architectural style of the home. Columns are not required to have a masonry base, if a base is selected it must be at least 3 feet in height measured from grade or top of porch. Minimum columns are to have an 8" top and bottom cap with relief panel and trim.

4.4.6 EXPOSED ELEVATIONS

An exposed elevation will be considered any elevation that faces onto a; street, park, green space, open space, pathway, municipal reserve, environmental reserve, amenity space, storm ponds, commercial developments, apartment/condo buildings. Sales and design teams are asked to verify their lots to the marketing map for site furniture and possible exposed elevations.

4.4.6.1 Corner Lots

Corner lots require additional treatment to the street side elevations to the same extent as the front elevation. Rear elevations on corner lots flanking a street must have full treatment consistent to the front elevation. Sales and design teams must take this into account when working with home buyers as this will not be relaxed at any time. Corner lots must be well articulated with various architectural elements appropriate to the selected architectural style.

The proper house design for corner lots would be a bungalow or story and a half with living space built into the roof system. Elements include; box outs, chimneys to grade, additional windows, detailed trims to match front elevation, shadow bands, belly boards, corner boards, rooflines, gables with secondary materials, porch or verandas that wrap around from the front of the house.

When a two storey home is proposed on a corner lot extra attention will have to be paid to the bonus room above the garage. A full height chimney will be required as well as roof plans that wrap around the building face. If a full height chimney does not suit the design, an alternative detail may be approved and will be at the discretion of the Architectural Coordinator.

4.4.6.2 Rear Elevations

Homes that have an exposed rear elevation in The Shores Phase 21 will require a rear elevation that is designed to the same extent as the front elevation. Builders are to ensure these rear elevations are consistent with the front elevation. Decks must be built at the initial time of construction and must be shown on the building plans.

Clear three storey elevations and large exposed flat walls will not be permitted. There needs to be articulation in the wall heights to help ground the building. Designers will be required to articulate rear elevations on walkouts to reduce the massing, which can be accomplished by staggering the upper floor or by adding different roof elements between the main and upper floor



4.4.7 EXTERIOR DECKS

All walkout homes regardless if they are visible from the street or not will require a deck that must be on the plans and built at the initial time of construction. At minimum all walkout decks will require;

- Supporting columns are to be built out to 12" x 12" extending from grade to the underside of deck.
- Cap and base of the columns must be architecturally detailed and built out.
- Underside of deck must be finished with aluminum, wood or a composite soffit.
- The main beam and rim joist must be clad in smartboard or an approved equivalent.

Decks that are considered to be on an exposed elevation will require at minimum 12" x 12" built out columns extending from grade to underside of the deck. These columns are to be consistent with the front elevation and must be clad in masonry. The columns base is to be at least 4 feet in height.

Decks that are less than four feet above grade must be skirted in smartboard or an approved equivalent with a trim detail. **Lattice is not permitted as a skirting material.** Deck designs must be shown on the drawings submitted to the Architectural Coordinator and built at the time of construction on all exposed elevations.



4.4.8 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 should bring the chimneys down to grade. All chimney flues must be boxed in with the same finish as the main body of the home. Direct vents will not be permitted on corner lots.

4.4.9 DRIVEWAYS

Driveways in The Shores Phase 21 shall be constructed with exposed aggregate or stamped concrete only. It is encouraged that driveways be detailed with borders or inset patterns utilizing exposed aggregate, patterned concrete or pavers. The following details for driveways are minimum requirements and alternatives:

- Driveways are to be an interesting shape to compliment the streetscape and add interest.
- Desirable driveway slopes are between 3% and 7%
- Maximum driveway slope is 10%; minimum is 2%
- Driveways must be the width of the garage but may taper to be narrower at the street.
- Each individual driveway design will be approved as part of the respective house design merits and will not set precedence for other driveway designs.
- Driveways must also be in compliance with section 7.14 of the Town of Chestermere Land Use Bylaw attached in Appendix A.

4.4.10 SIDEWALKS

- Sidewalks for homes in The Shores Phase 21 are to consist of the same material as the driveway and are to be poured concurrent with the driveway.
- Sidewalks must be a minimum of 4 feet in width.

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, but they require Architectural Design Approval.

Retaining walls will be limited to a height of 4 feet (1.22 meters). 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.

5. BUILDING MATERIALS

5.1 Primary Wall Materials

Acrylic Stucco and Composite Siding are both approved as primary wall materials in The Shores Phase 21. Any alternate exterior cladding materials need to be submitted for review to the Architectural Coordinator. Vinyl siding will not be permitted.

5.2 Secondary Wall Materials

Secondary wall materials and colours are strongly encouraged and may consist of board and batten, composite panel, cedar or composite shakes with a wood grain, smooth and/or stucco finish. Composite siding in a smaller profile or alternate colour would also be approved as a secondary wall material.

5.3 Masonry

A traditional base of masonry is required on all homes in Westmere Phase 21. Stone or brick on the front of the garage will be required to return to the front entry down the length of the garage wall. All other returns must be a minimum of 3'-0". Approved masonry products are:

- Brick.
- Manufactured or Natural stone.

Masonry colours must complement the cladding material and colour.

5.4 Trim, Fascia and Soffits

Trim and soffit details offer a chance for the traditional elements of the home to be accented. Window trim, if done properly, can make any window look rich and elegant. Cornices and half timbering can bring an elevation to life when used in accordance with the architectural style. Designers are asked to put a great deal of effort into the trim detailing on each design. Uniform trim size on all four sides of an opening will not be permitted on front and rear elevation.

- Trim shall be a paintable composite material such as Smartboard or an approved equal and is required on all openings on all four elevations.
- Corner boards are required on all four elevations when composite siding is used as the primary wall material.
- Shadow boards or cornices are required on front and rear elevations in the open gables.
- Trim details around openings to be a minimum of 4" with the use of a 6" sill or header.

- Trim must sit proud of the wall material they are designed within. When Smartboard trim is used on a stone wall, the trim must be built out at least ½” proud of the stone.
- Rainware must be limited on exposed elevations. Downspouts should take place on side and rear elevations of homes only.
- Eavestrough colours are to match the fascia colour. Pre-finished aluminum fascia will be allowed.
- Fascia must be a minimum of 8 inches in height and should be constructed with smartboard for the open gables on front elevations. All other fascia may be aluminum.

5.5 Windows

Windows layouts are very important to achieve a chosen architectural style.

Windows should be positioned in good proportion and relationship to one another on an elevation. If fenestration is not setup properly, walls can look scattered and unorganized.

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 will be acceptable, but still require decorative treatment.

- Simulated divided lights or muntin bars are to be used on the front elevation; they are not required on rear elevations. Side elevations that are considered an exposed elevation will require muntin bars
- Large picture windows should be flanked by narrower vertical windows.
- Windows are to be oriented vertically, taller than they are wide.
- 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.

5.6 Roofing

The roof material for all homes is to be premium architectural asphalt shingles such as IKO Cambridge, GAF Timberline, BP Harmony Z. Composite products such as Gem or Endur, and concrete tile in the slate profile with a dark colour will also be permitted. Other equivalents may be approved at the Architectural Coordinators' 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.

- Black, brown and grey will be the approved roofing colour when asphalt shingles are used.
- Rainwater leaders and soffits shall match or compliment the approved trim colour.
- All roof hardware (vents, stacks, flashing, etc.) must be painted to match the colour of the roofing material. **Unfinished galvanized flashing will not be permitted.**

5.7 Entry Doors

- Are to compliment the architectural style of the home and should stand as a primary element of the front elevation. **A typical 6 panel door will not be permitted.**
- Entry doors should have glazing and/or sidelights and/or transom windows. Upgraded fibreglass doors with a natural appearance or real wood door will be permitted at the discretion of the design coordinator and may be approved without the requirement of glazing.
- Double front entry doors will be approved at the discretion of the Design Coordinator.
- Sliding patio doors should not be located on front elevations.

5.8 Garage Doors

- 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.
- Garage doors are not to exceed 8 feet in height and 20 feet in width unless authorized by the Architectural Coordinator.
- 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.



5.9 Railing

Rails 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. Depending on architectural style, acceptable railing materials include:

- Aluminum
- Wrought Iron
- Wood (cedar only)
- Glass Panel (rear elevations only)

5.10 Front Steps

Front steps, when constructed of concrete, are to match the driveway and sidewalk. Pre-cast concrete steps will be permitted however must be finished in a decorative manner such as exposed aggregate. Wood steps will be permitted if constructed in cedar with closed risers.

5.11 Exterior Lighting

Pot lights or light fixtures with a contemporary look are encouraged for the garage and front entry. All light fixtures shall complement the architectural style of the home. **Flood lights will not be permitted.**

5.12 Exterior Colours

Colours on the exterior of the home need to be consistent with the Architectural theme of the home. Traditional exterior palates are to be applied to each house. For clarity, colour boards or colour renderings are recommended to be submitted with the architectural application for review. Pink or Peach tones will not be considered.

The Architectural Coordinator must approve all exterior colour schemes. Colours should complement and enhance the ambiance of the community.

- Wall and stone colour may not repeat within 4 houses on the same side of the street or directly across the street. The trim colour may repeat.

Dark bold siding and stucco colours are preferred in The Shores Phase 21, creating a blend of vibrant accents from one home to the next. Each home is permitted to have one secondary colour that is complementary to the main body colour of the home. Lighter shades such as a beige or taupe may be used in limited amounts, if a secondary colour is desired in a dark colour no restrictions will be made to the amount used.

Trim must be a bold contrasting colour the main body colour of the home, corner boards, shadow boards, columns, wood stair risers, fascias and soffits must all match the trim colour.

Garage doors should match the main body colour or trim colour or both. Doors that are painted a wood colour may be approved at the discretion of the Architectural Coordinator.

The roofing colour must be complimentary to the main body and trim colour of the home.

Entry doors must be painted a deep/contrasting colour to the trim.

6. 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, its agents or employees, in the performance or non-performance of their rights and obligations herein.

6.1 Environmental Initiatives

The Developer encourages green building practices and environmental initiatives in The Shores. In addition to the requirements of The Town of Chestermere Land Use Bylaw, the following requirements apply:

Rain Barrels will be permitted in The Shores Phase 21 provided they are located on the sides of the homes only. All rain barrels should be of an Earth tone colour.

In addition to the requirements of Section 7.34 of the Land Use Bylaw, 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 or 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.

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.
- Notwithstanding the above, the Representative reserves the right to reject any installation if deemed inappropriate.

6.3 Air Conditioning Units

Central air conditioning or other mechanical hardware must be located where they are not visible from the street and should be screened when possible.

7. LANDSCAPING

7.1 Completion of Landscaping

All front yard landscaping must be completed within one year of occupancy. The minimum requirements will be sod with two trees or six shrubs. As an alternative, homeowners may choose sod with one tree and three shrubs. Coniferous trees must have a minimum height of two metres and deciduous trees must have a minimum caliper of 50mm.

7.2 Fencing

In addition to requirements noted in Section 7.17 of the Town of Chestermere Land Use Bylaw, the following fencing requirements apply:

7.2.1 REAR YARD FENCING

- Rear yard fencing in Phase 21 will be supplied by the Developer. The fencing supplied will be a six foot wood screen fence, black chain link or black wrought iron fence, depending on the lot.
- Homeowners are encouraged to use vegetation to enhance privacy along all fence lines.
- A fencing plan can be found in Appendix B of this document. Fencing and gates installed by the Developer may not be altered or removed under any circumstances. Alternative fencing specifications are not permitted.

7.2.2 SIDE YARD FENCING

- If the rear yard fence of a particular lot has been constructed as a six foot privacy fence, the preferred side yard fence is a six foot privacy fence that matches the developer's specifications and color.
- If the rear yard fence has been constructed using chain link or wrought iron, the side yard fences must be constructed using either black wrought iron or black chain link to match the developer's specifications and color. This fence must be constructed to the back of the home. A wood privacy fence may be constructed between two homes but will not be permitted to be constructed past the back wall of the homes.

7.2.3 DOG RUNS

- Fencing for dog runs may be installed by the homeowner, provided it is 6 feet in height and conforms to the developer's fencing specifications.
- The fenced dog run area may not extend beyond the depth of the house foundation.
- Dog runs may only extend into side yards.
- Landscape elements are encouraged as screening for dog runs.

7.3 Fire Pits and Outdoor Fireplaces

Fire pits and outdoor fireplaces may be permitted in rear yards only and must be constructed in accordance with any regulations or bylaws established by The Town of Chestermere.

7.4 Ancillary Structures

- Ancillary structures such as gazebos, arbours, trellises, fire pits and storage cabins must be designed in a similar style to the home. They shall be located in the rear of the lot.
- All structures are subject to review by the Architectural Coordinator if built at the time of house construction or the Homeowners Association if built at a later date.
- Construction of pools and sport courts also require review by the Architectural Coordinator, or the Homeowners Association if built at a later time.

8. APPROVAL PROCESS

8.1 Required Information for Architectural Approval

The following items are required for architectural approval. All information is to be submitted to the www.archcontrol.com website prior to review. Incomplete applications will not be processed.

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')

Completed architectural exterior colour and material selections

8.2 Approval Processing

The initial review of home plan submissions will be reviewed within 5 working days.

8.3 Schedule of Applicable Fees

The first Architectural Approval and Pre Approval will be covered by the Developer.

The following are the fees for the processes of Architectural Approvals and Change Requests:

Secondary Architectural Approval	\$400.00
Change Requests	\$100.00
Fee for Consultation:	
Senior Architectural Technologist	\$175.00 / Hour
Intermediate Architectural Technologist	\$100.00 / Hour

9. 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 adjacent or any other home sites.
- Items stored must be stored in an organized manor and must be covered 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.

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, site furniture, sidewalks, roadways, vegetation) will be the charged to the responsible Builder.
- Should a site not be maintained as per these guidelines, the Developer reserves the right to rectify any deficiencies at the cost of the responsible Builder.

9.3 Vehicles and Parking

Utility trailers, etc. may be parked on site only during the time of construction. These are parked 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 prohibited at all times on site.
- Erosion control is the responsibility of the Builder during construction.
- Builders are to ensure that sites are only accessed via the provided entries.

10. DISCRETION

Notwithstanding anything set out in these guidelines, the Developer, (Melcor Developments Ltd. and Architectural Coordinator (IBI Group) 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 of 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 The Shores Phase 21 may enforce these guidelines.

10.2 Right to Amend

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

10.3 No Trespassing

No person shall infringe upon, excavate, destroy, paint, fill in, cut, remove or tamper with any lot in The Shores Phase 21 that is not their own. If done so the Developer has full right to take legal action for relief of any violation.

11. CONTACTS

ARCHITECTURAL COORDINATOR

IBI Group

400 – Kensington House
1167 Kensington Crescent NW
Calgary, Alberta T2N 1X7
Tel: 403.270.5600
Fax: 403.270.5610
Website: www.archcontrol.com

ENGINEERING CONSULTANTS

Focus

916 42nd Ave SE
Calgary, AB T2H 1Z2
Tel: 403.263.8200

DEVELOPER

Melcor Developments LTD.

Suite 300, 1204 Kensington Road NW
Calgary, AB T3G 5H6
Tel: 403.283.3556
Fax: 403.270.0538

APPENDIX A

LAND USE BYLAW



PART 7 GENERAL REGULATIONS

7.1 Applicability

This Part shall apply to all Land Use Districts under this Bylaw.

7.2 Accessory Buildings and Uses

- 7.2.1 No person shall construct or utilize an accessory building except in compliance with this section. **022-11**
- 7.2.2 All accessory buildings shall be located at least 2.0 m from any principal building.
- 7.2.3 Notwithstanding 7.2.1, when a building used or proposed to be used as an accessory building is located or proposed to be located closer than 2.0 m to a principal building, the side yard setbacks required for principal buildings shall be applied to the accessory building.
- 7.2.4 An accessory building shall not be used as a dwelling unit and shall not contain cooking or sanitation facilities.
- 7.2.5 An accessory building shall not be constructed within the required front yard setback area of any district. **022-11**
- 7.2.6 Accessory buildings shall be constructed with exterior finish materials that compliment those of the principal building.
- 7.2.7 An accessory building shall not be located on an easement or utility right-of-way.
- 7.2.8 An accessory building shall not be developed or approved on a lot prior to the issuance of a development permit for the principal building or use on the lot.
- 7.2.9 Decks, balconies, sunrooms and the like shall not be constructed on top of an accessory building unless the setbacks of the accessory building comply with the allowable setbacks for the principal building in that district.
- 7.2.10 An accessory building, regardless of size, is required to meet the setback requirements for the District in which it is located.

7.3 Bare Land Condominium

- 7.3.1 Structures constructed on bare land condominium units shall comply with the general regulations of this bylaw, including the regulations for the land use district in which the unit is located.
- 7.3.2 For the purposes of this Bylaw, a bare land condominium plan is a plan of subdivision.

7.4 Bed and Breakfast Accommodation

- 7.4.1 Bed and Breakfast Accommodation shall be reviewed as Major Home Business permit.
- 7.4.2 The proprietor of the Bed and Breakfast Accommodation must be member in good standing in the Alberta Bed and Breakfast Association (ABBA) and possess a valid business license.

- 7.4.3 A Development Authority may permit a Bed and Breakfast Accommodation use only if in the opinion of the Development Authority it will:
- a) be restricted to the dwelling unit;
 - b) not change the principal character or external appearance of the dwelling involved; except where minimal exterior modification of the structure or grounds are compatible with the character of the area or neighbourhood and pursuant to a Development Permit;
 - c) not create a nuisance by way of noise, parking or traffic generation;
 - d) not employ anyone but the residents of the dwelling;
 - e) be limited to one (1) identification sign no more than 0.3 m² in size and displayed from within the establishment;
 - f) not occupy more than three (3) bedrooms;
 - g) be limited to one meal provided on a daily basis to registered guests only; and
 - h) comply with all applicable provincial regulations.

7.5 Building Design, Character and Appearance

- 7.5.1 The design, character and appearance of any building, structure or sign proposed to be erected or located in any district must be acceptable to the Development Authority, having due regard to the amenities and the character of existing development in the district, as well as to its effect on adjacent districts.
- 7.5.2 All proposed development shall conform to any design standard established by the municipality or such other more stringent requirements established for a given development area.
- 7.5.3 All street sides of corner lots and those lots backing onto parkland or green spaces, Chestermere Lake, major roads, or lands administered by other municipal jurisdictions, shall be treated as a principal façade and finished in an aesthetically pleasing manner to the satisfaction of the Development Authority.
- 7.5.4 Roof lines and building facades shall be articulated and varied to reduce perceived mass and linear appearance of large buildings.
- 7.5.5 Except in agricultural uses in LLR and UT Districts, mechanical equipment shall be screened or incorporated into the roof envelope. 022-11
- 7.5.6 The finish and appearance of all the buildings on the lot, including accessory buildings, should complement the other structures and natural features located on the same lot.

7.6 Car Washes

- 7.6.1 A car wash shall:
- a) not have any vehicle exiting doors located within 23.0 m of a residential district, when measured to the nearest lot line of a parcel designated as a residential district;
 - b) where located within 23.0 m of a residential district, have any vacuum cleaners situated:
 - i) within the building; or
 - ii) within a screened enclosure that must be:
 - shown on plans required at the time the application for the use is made;

- located where, in the opinion of the Development Authority, it is least likely to adversely affect neighbouring properties; and
- constructed of materials and to the standards required by the Development Authority.

7.7 Child Care Facilities, Family Day Homes and Private Babysitting Facilities

7.7.1 Child Care Facilities:

- a) facilities licensed under the Child Care Licensing Regulation that may provide programming for the social, creative, educational and physical development of children;
- b) include day cares, pre-schools, out of school care and other programs where the primary purpose is the care of children; and
- c) must have privacy screening that prevents visual intrusion into any outdoor play areas.

7.7.2 A Family Day Home:

- a) shall not be located in a dwelling unit containing another Major Home Business;
- b) may require privacy screening that prevents visual intrusion into any outdoor play areas ;
- c) shall require Provincial or Family Day Home Agency approval; and,
- d) shall require a Major Home Business development permit.

A Private Babysitting Facility:

- a) shall not be located in a dwelling unit containing another Major Home Business;
- b) may require privacy screening that prevents visual intrusion into any outdoor play areas;
- c) shall comply with the minimum Provincial standards as outlined in the Family Day Home Standards Manual, as amended from time to time; and,
- d) shall require a Major Home Business development permit.

7.8 Communication Facilities

Note: Industry Canada is responsible for regulating radio communication in Canada and for authorizing the location and height of radio communication facilities, including radio, television and microwave transmission facilities. In making its decision regarding transmission, communication and related facilities, Industry Canada considers the following:

- the input provided by the land-use authority;
- compliance with Transport Canada's painting and lighting requirements for aeronautical safety;
- Health Canada's safety guidelines respecting limits of exposure to radio frequency fields; and,
- an environmental assessment may be required in order to comply with the Canadian Environmental Assessment Act.

The participation of the Town in the consultation process does not transfer any federal decision-making authority, nor does it confer a right of veto in the location of the radio communication facility. Town of Chestermere Telecommunication antenna structure Policy (No. 302) is the guiding document to install a communication facility within the Town.

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7.9 Corner Lot Restrictions

- 7.9.1 Notwithstanding any other provision contained in this Bylaw, no person shall place or maintain any object, structure, fence, hedge, shrub or tree exceeding 0.6 m in height on that part of a corner visibility triangle.
- 7.9.2 Corner visibility triangles are determined as follows:
- a) In Residential District a visibility triangle is comprised of two sides which are 7.5 m long, as measured from the edge of road along the boundaries of the lot which meet at the said intersection, and a third side the length of which is a straight line connecting the two points along the said boundaries; or, **022-11**
 - c) If a lot is at the intersection of a lane and a street in a Residential District, or if a corner lot is located in a commercial or industrial district, a visibility triangle is comprised of two sides which are 7.5 m long, as measured from the corner of the corner lot along the boundaries of the lot which meet at the said intersection, and a third side the length of which is a straight line connecting the two points along the said boundaries. **022-11**

7.10 Demolition of Buildings

- 7.10.1 Where a Development Permit is to be approved for the demolition of a building, the Development Officer shall require the applicant to provide a performance bond to cover costs of reclamation and damage to public and quasi-public utilities, roadways and sidewalks, and to carry sufficient comprehensive liability insurance naming the Town of Chestermere as an insured party in all public liability policies.
- 7.10.2 Where a demolition is carried out, the person causing the same to be made shall at his own expense, protect from displacement any wall, sidewalk, roadway or other utility to be affected by such demolition and shall sustain, protect and underpin the same so that they will remain in the same condition as before the demolition was commenced and that adequate measures shall be taken by way of fencing and screening to ensure the general public's safety.
- 7.10.3 Whenever a Development Permit is issued for demolition of a building, it shall be a condition of the permit that the site shall be properly cleaned with all debris removed and left in a graded condition.

7.11 Development Setbacks from Water Bodies

- 7.11.1 Development on land that is subject to flooding, subsidence or is marshy or unstable shall be discouraged, but when such development is allowed, the developer shall hold the Town harmless from any damage to or loss of the development caused by flooding, subsidence, or other cause by entering into a Save Harmless Agreement with the Town as a condition of development permit approval. Flood proofing standards will apply where any buildings are permitted.
- 7.11.2 A minimum developed floor elevation of 1,026.25 m shall apply to all development within the 2004 Municipal Boundary (Schedule D). No mechanical or electrical equipment or habitable floor area is permitted below this elevation. **022-11**
- 7.11.3 Notwithstanding 7.10.2, the minimum developed floor elevation for the lands identified within the Kinniburgh South Outline Plan shall be at the discretion of the Development Authority.

7.12 Docks

Multi-level docks may be permitted provided that the levels or tiers are not located directly over top of each other.

7.13 Drive-through Businesses

7.13.1 Drive-through Businesses:

- a) may have outdoor speakers provided:
 - i) the speakers are not located within 23.0 meters of a lot line of any parcel designated as a residential district; or
 - ii) they are separated from a residential district by a building;
- b) must screen any drive through aisles that are adjacent to a residential district;
- c) must not have any drive through aisles in a setback area;
- d) must fence any drive through aisles, where necessary, to prevent access to a lane or street; and
- e) must provide vehicle queuing and parking in accordance with Section 8.

7.14 Driveways

7.14.1 Approaches

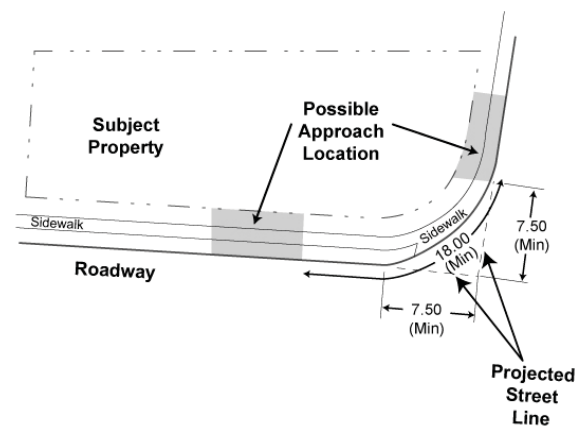
- a) No approach shall directly access a major street unless approved by the Development Authority.
- b) No approach shall be constructed within an intersection, or within 7.5 m of the intersecting projected street line as illustrated in Figure 7.14.1.

- c) No approach shall be constructed within 3.0 m of a community mailbox or hydrant, or 1.0 m of a light post or a utility pedestal.

022-11

- d) The minimum distance between approaches serving the same property shall be 18.0 m measured along the applicable lot line(s).
- e) An approach extending over a drainage ditch will require a development permit from the Town.
- f) Each new approach from newly created infill lots onto East Chestermere Drive or East Lakeview Road shall serve a maximum of two (2) residential lots unless an internal road exiting onto East Lakeview Road is provided. In the case of a subdivision block resulting in an odd number of lots, a single driveway may be developed on the odd lot at the discretion of the Development Authority.

Figure 7.14.1



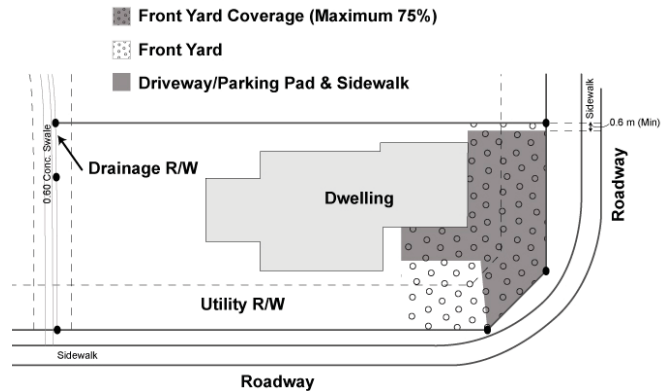
7.14.2 Driveways and Parking Areas

- a) Driveways and parking areas shall require a setback of 0.6 m from a side lot line excluding 1) joint garages on side by side units 2) the exterior yard of the corner lot.
- b) The combined coverage of all driveway/parking areas including patio and sidewalk contained within the front yard of a lot shall be a maximum of 75% of the area of the front yard as illustrated in

Figure 7.14.2 provided that Town's engineering requirements are met.

Figure 7.14.2

- c) All garage driveways in residential districts shall be hard surfaced in accordance with the Town's engineering requirements and to the satisfaction of the Development Authority.
- d) Other on-site parking areas shall be permeable surfaced in accordance with the Town's engineering requirements and to the satisfaction of the Development Authority.



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7.15 Dwelling Units on a Lot

7.15.1 The number of dwelling units permitted on a parcel shall be one (1), except where additional dwellings are:

- a) contained in a building designed for, or divided into, two (2) or more dwelling units and is located in a land use district which permits multiple units;
- b) a building as defined in the Condominium Property Act that is the subject of an approved condominium plan registered with Alberta Registries; or
- c) a secondary suite approved under Section 7.29.

7.16 Easements

7.16.1 No structure shall be erected on a utility easement unless:

- a) in the opinion of the Development Authority the structure does not restrict access to the utility easement for the purpose of installation and maintenance of the utility; and
- b) written consent has been obtained from the utility company to which the easement has been granted.

7.17 Fencing and Screening

7.17.1 Unless otherwise specified in a Land Use District, a person may construct a fence of up to 2.0 m in height provided that:

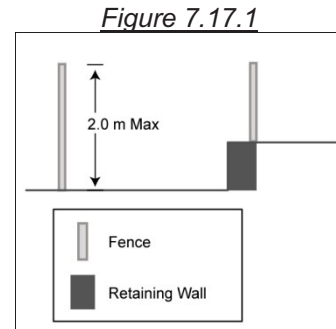
- a) the fence does not exceed 1.0 m within the required front yard setback of the site; and 022-11
- b) the fence does not exceed 1.0 m within 8.0 m of the lake lot area. 022-11
- d) no fence shall be constructed within the lake lot area. 022-11

For the purpose of this section, in residential areas in cases where a fence is constructed on top of a retaining wall, the combined height of the fence and retaining wall shall not exceed 2.0 m as illustrated in Figure 7.17.1.

7.17.2 Notwithstanding 7.17.1, the height of a fence in a Commercial or Urban Reserve District shall be at the discretion of the Development Officer.

7.17.3 Except in the Urban Transition or Large Lot Rural Residential, no fence shall be of barbed wire construction below a height of 2.0 m.

7.17.4 Where a non-residential development is proposed which abuts a residential site, adequate screening or buffering shall be provided on the site of the development to the satisfaction of the Development Authority.



7.17.5 Storage Yards and all outside storage areas shall be screened from view of adjacent sites and public thoroughfares to the satisfaction of the Development Authority.

7.17.6 Fences shall complement the character and quality of the principal building.

7.17.7 Unless required as part of the sale, promotion or display of the vehicle, equipment or product, all outdoor storage of vehicles, equipment, or products shall be screened from public view to the satisfaction of the Development Authority.

7.17.8 Screening in the form of fences, hedges, landscaped berms or other means is required along the lot lines of all commercial and industrial lots where such lines are adjacent to a residential district. Such screening shall be at least 1.8 m high. Length and width of the screening shall be at the discretion of the Development Authority.

022-11

7.17.9 For bulk outdoor storage, including but not limited to auto wrecking, lumber yards, pipe storage and similar uses, where because of height of materials stored, a screen planting would not be sufficient, a fence, earth berm or combination thereof to the satisfaction of the Development Authority, shall be required.

7.18 Garbage Enclosures

7.18.1 All commercial, industrial, institutional and multi-attached residential developments shall provide a garbage facility suitable for the intended land use and shall be designed to the satisfaction of the Development Authority.

7.18.2 Garbage shall be:

- a) stored in weatherproof and animal proof containers;
- b) screened from adjacent sites and public thoroughfares;
- c) provided in a location easily accessible for pickup; and
- d) for garbage collection, containers shall be delivered and removed from the roadside within a 24 hour period.

7.19 Gas Bars and Service Stations

7.19.1 A gas bar or service station:

- a) must not have a canopy that exceeds 5.0 m in height when measured from grade;

- b) must have fully recessed canopy lighting;
- c) may have an outdoor display of products related to the use, provided they are within 4.5 m of the building entrance or on gas pump islands;
- d) must provide vehicle queuing and parking in accordance with Section 8; and
- e) is included with the Automotive Service use group.

7.20 Home Business

7.20.1 All home businesses shall:

- a) require a development permit; and,
- b) be considered temporary uses.

7.20.2 Major Home Business permits shall have a fixed expiry date specified in a development permit.

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7.20.3 Only one Home Business permit shall be issued per residence. Multiple Home Businesses may be allowed under the single permit provided that the requirements specified in Table 7.20.1 are not exceeded by the combined businesses.

7.20.4 Uses that are not considered Home Businesses include, but are not limited to:

- a) Adult Entertainment Facilities;
- b) escort services;
- c) Child Care Facilities; or
- d) veterinary services.

7.20.5 Personal service establishments, such as aesthetics and beauty establishments, will only be considered as Major Home Businesses.

7.20.6 The Development Authority has the discretion to refuse a Home Business permit application if the proposed use would be better suited in a commercial or industrial district.

7.20.7 Retail sales by Home Businesses shall be limited to goods and articles produced on the site and may include mail-order or telephone sales, and the sale of articles which are produced elsewhere but pre-packaged and held for distribution to customers, or pick-up by customers.

7.20.8 Home Businesses shall comply with the standards provided in Table 7.20.1 for the relevant class:

Table 7.20.1 Home Business Development Maximum Requirements

Standard	Minor Home Business	Major Home Business
a) Maximum Area	20% of net floor area of dwelling or 30 m ² whichever is lesser.	20% net floor area of dwelling or 30 m ² , whichever is lesser plus any additional area as approved by the Development Authority.
b) Structural Alterations	None	May be allowed if necessary to accommodate the business at the discretion of the Development Authority.
c) Exterior Impact	No nuisance and shall preserve privacy and enjoyment of adjacent residences and neighbourhood.	No nuisance and shall preserve privacy and enjoyment of adjacent residences and neighbourhood.
d) Equipment/Material Storage	No exterior storage.	May be allowed in an accessory building or with appropriate screening if necessary to accommodate the business.
e) Traffic Generation	Five (5) or less business related vehicle trips per day.	Fifteen (15) business related vehicle trips per day, vehicle not exceeding 4,500 kg (GVW), restricted hours.
f) Parking	One (1) off-street space or at the discretion of the Development Authority.	Two (2) off-street spaces or at the discretion of the Development Authority.
g) Employees	No non-resident employees.	One (1) non-resident employee.
h) Business-Related Vehicles	One passenger vehicle without a commercial license.	One (1) single axle, commercially licensed vehicle up to 4,500 kg (GVW) parked on-site.
i) Business Related Vehicles Allowed	Monday to Saturday - 7:00 AM to 9:00 PM; and, Sundays and Statutory Holidays - 10:00 AM to 6:00 PM. Emergencies excepted.	Monday to Saturday - 7:00 AM to 9:00 PM; and, Sundays and Statutory Holidays - 10:00 AM to 6:00 PM. Emergencies excepted.
j) Signage	None.	One (1) non-illuminated identification sign or plaque, no larger than 0.3 m ² attached to the dwelling or displayed in a window.
k) Example Business	Desk & telephone Accountant	Personal Service Establishment Aesthetics & Beauty Establishment Auto repair Taxi Service

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7.21 Landscaping

7.21.1 An area required to be landscaped may, at the discretion of the Development Officer, be left in its natural state or be loamed and planted with grass, trees, shrubs, and/or flowers, or similar materials or a combination thereof which enhance the appearance of the site and which complement the development thereon.

7.21.2 Landscaped areas (yards or setbacks) for any proposed multi-unit residential, commercial, institutional or industrial development must be provided in accordance with a landscape plan approved by the Development Officer. A landscape plan must be prepared by a Landscape

Architect registered with the Alberta Association of Landscape Architects and submitted as part of each development permit application. The Landscape Plan must show at least the following:

- a) the existing and proposed topography;
- b) the existing vegetation and indicate whether it is to be retained or removed;
- c) the layout of berms, open space, pedestrian circulation, retaining walls, screening, slope of the land, soft surfaced landscaped areas and hard surfaced landscaped areas;
- d) the types, species, sizes and numbers of plant material and the types of landscaped areas;
- e) details of the irrigation system; and
- f) details of water conservation measures that are being included in the landscaping (e.g. drought tolerant species, capture and reuse of rain water, all planting in mulched beds, use of soil trenches).

7.21.3 Landscaped areas shall conform to the following requirements and standards:

- a) all areas of a site not covered by buildings, outside storage, parking or vehicular manoeuvring areas or similar structures shall be landscaped;
- b) where a private outdoor amenity space is provided within a required minimum landscaped area, it shall be considered as satisfying both requirements;
- c) existing soft landscaping retained on the site may be considered as part of the fulfilment of the total landscaping requirement. Existing trees that are intended to remain on site shall be protected during development. Existing trees that are not to be retained on site, but that are in good condition and suitable for transplanting, shall be relocated on site or to an alternate location within the Town;
- d) trees shall be planted in accordance with the Town of Chestermere Development Guidelines and Standard Specifications for Landscape Construction Guidelines as amended from time to time;
- e) the quality and extent of landscaping established on a site shall be the minimum standard to be maintained on the site for the life of the development;
- f) all soft surfaced landscaped areas in multi-attached dwelling, commercial, industrial, and public service districts must be irrigated by an underground irrigation system, unless a low water irrigation system is provided; and
- g) in addition to all other landscaping requirements, all Town boulevards adjoining the site shall be landscaped.

7.21.4 In multi-attached residential, commercial, public service and industrial districts, all required yard (setback) areas are to be landscaped. For the purpose of determining the minimum number of trees and shrubs in a setback area, portions of setback areas that are paved for sidewalks and vehicle access, utility rights-of-way or any other purpose allowed by the Development Officer, must be included in the calculation of the required area, even though they are not capable of sustaining trees and shrubs.

7.21.5 Unless otherwise specified in a district, all required yard (setback) areas in multi-attached dwelling, commercial, public service and industrial districts are to meet the following landscape requirements:

- a) be a soft surfaced landscaped area; and
- b) provide a minimum of one (1) tree and two (2) shrubs:
 - i) for every 35.0 m² of required yard area; or
 - ii) for every 50.0 m² of required yard area, where irrigation is provided by a low water irrigation system.

- 7.21.6 Planting Requirements: All plant materials must be of a species capable of healthy growth in the Town and must conform to the standards of the Canadian Nursery Landscape Association and be phytosanitary. The following planting requirements shall be met in all landscaped areas in multi-attached dwelling, commercial and industrial districts:
- a) a minimum of 25% of all trees required must be coniferous. Coniferous trees must have a minimum height of 2.0 m and at least 50% of the provided coniferous trees must have a minimum of 2.0-2.5m in height at the time of planting;
 - b) deciduous trees must have a minimum caliper of 50 mm and at least 50% of the provided deciduous trees must have a maximum caliper of 50-60 mm at the time of planting; and
 - c) shrubs must be a minimum height or spread of 0.4 m at the time of planting.
- 7.21.7 Perimeter landscaping is required for all parking lots serving a development in a multi-attached dwelling, commercial, public service and industrial district. In addition, all parking lots sized to accommodate twenty five (25) or more vehicles are required to provide landscaped islands within the parking area. Such landscaped islands shall:
- a) be provided at a ratio of 0.15 m² for every square metre of the total parking surface area;
 - b) provide a minimum of one (1) tree and two (2) shrubs; and
 - c) be surrounded by a concrete curb.
- 7.21.8 Should Low Water Landscaping be provided in multi-attached dwelling, commercial, public service and industrial areas, the required landscaped area may be reduced. To achieve the reduction the landscaping shall meet the following requirements:
- a) a low water irrigation system is provided; details of the low water irrigation system, including extent of water delivery shall be provided;
 - b) the delivery of the irrigated water is confined to trees and shrubs;
 - c) trees and shrubs with similar water requirements are grouped together; and
 - d) a maximum of 30% of the required landscaped area is planted with sod and the remainder is covered with plantings, mulch or similar surfaces.
- 7.21.9 The Development Officer shall require, as a condition of Development Permit approval for any proposed multi-attached residential, commercial, public service or industrial development, a guaranteed security from the Owner to ensure that landscaping is provided as per the approved Landscape Plan and maintained in a healthy growing condition through the warranty period:
- a) the landscape security shall be in the form of cash or an irrevocable Letter of Credit in the amount of 100% of the estimated landscaping value;
 - b) the estimate of the landscape value shall be prepared by a Landscape Architect registered with the Alberta Association of Landscape Architects to the satisfaction of the Development Officer; and
 - c) the landscape security shall be held by the Town, without interest payable, until the Development Completion Certificate (DCC) has been issued. A partial release of the landscape security of up to 50% of the value may be released upon written request by the owner upon completion of the landscaping prior to issuance of the DCC.
- 7.21.10 For single-detached and semi-detached dwelling sites, the Town shall, as a condition of Building Permit approval, require that the Applicant provide a deposit in the amount of \$2,500 as a surety to ensure that sodding/seeding of the front yard, exterior side yard (for a corner lot), and, if

adjacent to a park or otherwise visible from a public space, the visible yard be undertaken within one (1) year of final building inspection.

7.22 Lighting

- 7.22.1 Appropriate lighting of multi-attached residential, commercial, industrial and institutional development shall be required to provide security and add visual interest to the satisfaction of the Development Authority.
- 7.22.2 Lighting standards and fixtures shall be of consistent design and complement the architectural theme of the buildings located on the site.
- 7.22.3 Outdoor lighting shall be located so that rays of light:
- a) are not directed at an adjacent site or skyward;
 - b) do not adversely affect an adjacent site; and
 - c) do not adversely affect traffic safety.
- 7.22.4 On commercial, industrial, public service and multi-attached residential sites the developer may be required to provide a plan indicating the location of all exterior lights, including the projected light patterns in relation to the low density residential sites.
- 7.22.5 On Commercial, Industrial, and Multi-attached residential sites located adjacent to Low Density Residential sites, flashing lights shall be prohibited within 30.0 m of an adjacent residential site.
- 7.22.6 No flashing or strobe, or revolving lights shall be installed on any structure or site which are either/or red, green, amber or blue or other such colour that may impact the safety of motorists using adjacent public roadways.

7.23 Lot Grading and Drainage

- 7.23.1 All development shall be graded in accordance with any drainage plan accepted by the Town.
- 7.23.2 In all cases, site grades shall be established with regard to preventing drainage from one site to the next except where drainage conforms to an acceptable local or subdivision drainage plan.
- 7.23.3 The builder on a site shall be responsible to ensure that grading is completed to provide effective site drainage and conforms to the accepted grading plan.
- a) Site grading and the submission of a certificate of final grades is the responsibility of the authorized individual or company to whom the Development Permit was issued.
 - b) The responsibility for the site grading may only be transferred from the developer to another person based on a written request and subject to approval of the Development Authority.
- 7.23.4 The owner of a site shall be responsible to ensure that grading is maintained to continue to provide effective site drainage:
- a) where maintenance of a common drainage path at lot line is required, the responsibility for maintenance lies with the owners of both sites.
 - b) where a drainage swale is established within an easement or right of way on a site, swale grades shall be maintained and the swale shall be kept free from any obstructions by the owner of the site.
- 7.23.5 Retaining walls shall be designed and constructed to:
- a) maintain positive overland drainage on all portions of the site;

- b) respect overland drainage patterns established for the lot at the time the lot was created; and
- c) not divert overland drainage onto adjacent properties.

7.23.6 Retaining walls supporting more than 1.2 m of backfill may be allowed as a Discretionary Use for which an application for a Development Permit must be made. Such retaining walls shall be designed by a professional engineer. The landowner shall provide to the municipality the design bearing the seal and signature of a professional engineer. **022-11**

7.24 Moved-In Buildings

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- 7.24.1 Except as otherwise provided for in this Bylaw, no person shall relocate a building or structure, or portion thereof, onto a site without first obtaining a Development Permit for the moved-in building or structure. The moved-in building or structure shall comply with the appropriate district regulations.
- 7.24.2 To assist in the assessment of the compatibility of a moved-in building with surrounding development, Development Permit applications for a relocated building shall include:
- a) recent colour photographs showing all sides of the building;
 - b) a statement of the age, size and structural condition of the building; and
 - c) a statement of any proposed improvements to the building, including a description of the colour, texture and/or finish applied to exterior surfaces, and a description of proposed landscaped areas.
- 7.24.3 Any renovations or improvements required to ensure that the relocated building or structure complies with this bylaw shall be listed as conditions of the Development Permit, and such conditions shall be met within one (1) year of the relocation.
- 7.24.4 Where a Development Permit has been granted for a moved-in building, the Development Authority may require the applicant to provide a letter of credit or some other form of security, of such amount to ensure completion of any renovations or site improvements set out as a condition of approval of a Development Permit.
- 7.24.5 Where a Development Permit has been issued pursuant to 7.23.1, the Development Authority may as a condition of the development permit require the developer to provide a security deposit for any maintenance, repairs or improvements associated with the building relocation, or for repair of roads, sidewalks, boulevards that may be caused by the relocation.
- 7.24.6 All structures relocated to a site within the municipality shall be required to meet minimum standards of the Alberta Building Code in effect at the time of the relocation.

7.25 Objects Prohibited or Restricted in Yards

7.25.1 No person shall be allowed to keep or maintain in a residential district:

- a) a vehicle, unless stated in the Bylaw: **022-11**
 - i) having a gross vehicle weight (GVW) rating in excess of 4,500 kg; or
 - ii) having more than one rear axle; or
 - iii) being more than 6.7 m in length; or
 - iv) being more than 2.1 m in height.
- b) 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;
- c) a commercial vehicle except when such a vehicle is required pursuant to a Development Permit or

Building Permit for that site;

- d) an unlicensed, dismantled or derelict vehicle for more than 48 hours; or
- e) any object or chattel which, in the opinion of the Development Officer, is unsightly or tends to adversely affect the amenities of the district. This includes any excavation, stockpiling or storage of materials, explosives, flammable liquids, diesel fuel and gasoline products other than typically required for home use.

7.25.2 No Recreational Vehicle may be parked, kept or stored outside on any parcel in a residential land use district except as specifically permitted by the following:

- a) A Recreational Vehicle may be parked, kept or stored in a front yard, including the front yard setback area, of a residential lot as a discretionary use for which application for a Development Permit must be made;
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- b) A Recreational Vehicle may be parked, kept or stored in the rear yard, including the rear yard setback area of a residential lot, as a permitted use provided that the subject lot:
022-11
 - i) has direct, approved access to a public road or lane from the rear yard; and
 - ii) is fully screened by a fence around the rear yard, including the rear yard setback area, and said fence shall comply with the provisions of this Bylaw.
- c) A Recreational Vehicle may be parked, kept or stored in a rear yard, including a rear yard setback area, of a residential lot as a Discretionary Use for which application for a development permit must be made where the Recreational Sports Vehicle is not fully screened by a fence which complies with this Land Use Bylaw.
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7.25.3 Section 7.25.2 do not apply to Recreational Vehicles that are parked on an approved driveway.
022-11

7.25.4 A Recreational Vehicle must not be parked, kept or stored less than 1.0 m from the side and rear lot lines of a residential lot.

7.25.5 No person shall erect a dwelling unit on a site on which another residential building is already located except as may be permitted pursuant to Section 7.29.

7.25.6 A freestanding exterior air conditioner must not be:

- a) located in a front yard; or
- b) located less than 1.0 m from side and rear lot lines.

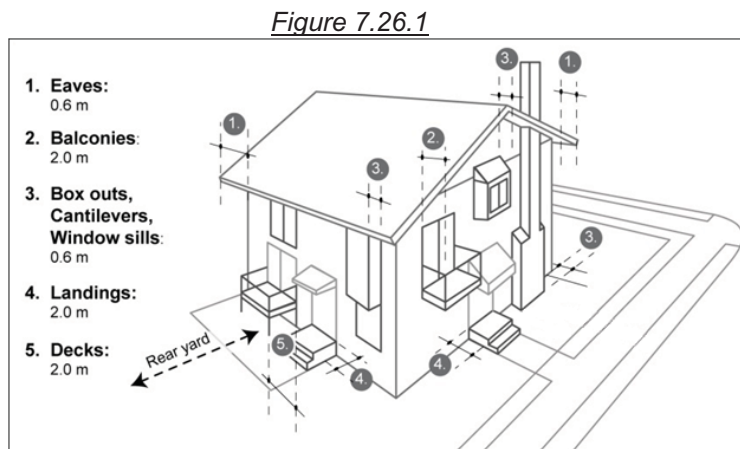
7.25.7 Outside storage is not permitted except for:

- a) the parking of vehicles used in the operation of an approved commercial or industrial use for periods no longer than 72 hours;
- b) storage areas approved in association with a Major Home Business permit;
- c) the temporary storage of vehicles intended for repair at an Automotive Repair and Service Shop or Auto Body and Paint Shop;
- d) the temporary storage of building supplies intended for sale to the public within an approved Building Supply Centre; and
- e) within an approved Storage Yard or a storage yard accessory to an approved industrial use.

7.26 Permitted Encroachments

7.26.1 Except as provided for in this section, no development on a lot shall reduce the minimum setbacks established for the land use district in which the lot is located.

7.26.2 Sills, eaves, gutters, chimneys, cantilevers, pilasters and window bays may project a maximum of 0.6 m into any setback, as shown in Figure 7.26.1. No individual projection into a required yard except for eaves and decks shall exceed 3.0 m in length and the total length of all projections on a façade shall not exceed 40% of that façade length.



7.26.3 Stairways, landings, balconies, decks, and unenclosed porches including eaves and cornices, may project a maximum of 2.0 m into any required front and rear yard setbacks, excluding R-1L District.

7.26.4 Where a site is to be developed for semi-detached or townhouse/row house complexes, and where each half of a semi-detached dwelling or dwelling units of a townhouse/row house building are to be contained on a separate parcel or title, no side yard shall be required within the section that abuts the adjacent dwelling unit by means of a fire separation. This exception shall not apply for any portion of a dwelling that is not connected to the firewall. **022-11**

7.26.5 The minimum distances required for yards do not apply to construction wholly beneath the surface of the ground or for patios, raised platforms, sidewalks and steps which do not rise more than 0.6 m above the finished ground elevation.

7.26.6 Signs may be located in any setback area, and where so located, must be in accordance with Section 9. **022-11**

7.27 Places of Worship

7.27.1 The site on which a place of worship is situated shall have a frontage of not less than 30.0 m and an area of not less than 900 m² except where a building for a manse is to be erected on the same site. The combined area of the site in this case shall not be less than 1,440 m².

7.27.2 Front, side and rear yards shall be those permitted within the district in which the place of worship is located, except where the height restriction of the district is exceeded. In that case, the yard setback requirement shall be at the discretion of the development authority.

7.27.3 All places of worship in residential districts shall be located on sites which abut a collector street.

7.28 Satellite Dishes and Amateur Radio Antennas

7.28.1 All satellite dish shall be located on the same site as the intended signal user. **022-11**

7.28.2 An amateur radio antenna shall be installed in accordance with Town of Chestermere Telecommunication Antenna Structures Policy (No. 302).

7.29 Secondary Suites

- 7.29.1 A secondary suite shall comply with the Safety Codes Act.
- 7.29.2 At least one on-site parking space shall be provided for a secondary suite in addition to the parking requirements for the principal dwelling pursuant to Part 8 of this Bylaw.
- 7.29.3 A secondary suite shall be developed in such a manner that the exterior of the principal building containing the secondary suite shall appear as a single dwelling.
- 7.29.4 Only one secondary suite may be developed in conjunction with a principal dwelling.
- 7.29.5 A secondary suite shall not be developed within the same principal dwelling containing a Major Home Business, unless the secondary suite is an integral part of a Bed and Breakfast Operation.
022-11
- 7.29.6 A secondary suite shall not be subject to separation from the principal dwelling through a condominium conversion or subdivision.
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7.30 Setback Requirements

- 7.30.1 The front, rear and side yard setbacks of any site shall be established and maintained as required for the district in which the site is located.
- 7.30.2 Setbacks in excess of the minimum requirements may be required when deemed necessary by the Development Authority.

7.31 Shopping Centres

- 7.31.1 A comprehensive plan must include all lands within the shopping centre development, and show building design compatibilities, site layout, parking, landscaping, pedestrian and vehicular access and circulation, signage, garbage enclosures and fencing.
- 7.31.2 Parking areas shall be arranged within smaller cells and defined by medians and landscaping so as to delineate entrance and through routes, vehicular and pedestrian pathways and provide visual relief.
- 7.31.3 Traffic signage shall be provided to direct vehicular circulation.
- 7.31.4 All shopping centre accesses shall be established an adequate distance from an intersection to ensure sufficient space for the stacking of vehicles entering and exiting the site.
- 7.31.5 Buildings and landscaping should be the most prominent feature on the site.
- 7.31.6 The internal pedestrian circulation system should be designed to have direct and visible connections to the public sidewalk, and facilitate safe pedestrian movement throughout the site.
- 7.31.7 A wide range of commercial uses should be strategically located on the site to mutually benefit and complement each other.
- 7.31.8 Implementation of traffic calming measures may be required on large sites or adjacent pedestrian oriented developments.

- 7.31.9 A commercial space should not be occupied prior to the issuance of the Occupancy Permit from the Development Authority. **022-11**

7.32 Site Design for Commercial and Industrial Sites

- 7.32.1 Vehicular entrances and exits and traffic and pedestrian routes shall be located and designed in a manner that provides a safe, clearly defined, and convenient vehicular traffic and pedestrian circulation system.
- 7.32.2 Loading bays shall be located in such a manner as to not impede the efficient flow of on-site traffic and pedestrian movement and to minimize impacts on adjacent land uses.
- 7.32.3 Development on adjoining lots shall be integrated by direct on site access connections to provide for convenient and free flowing traffic movements between lots where such integration is advantageous and feasible, in the opinion of the Development Authority.
- 7.32.4 Notwithstanding any other provision of this Bylaw; signs on building facades within the same development site and situated in high visibility areas such as adjacent to an arterial, provincial, or federal road shall be similar in proportion, finish material, and placement. **022-11**
- 7.32.5 The design, placement and scale of the sign shall be to the satisfaction of the Development Authority and approved in accordance with Part 9 so as to ensure that the signage does not detract from the overall appearance of the development and the neighbourhood.

7.33 Site Dimensions

- 7.33.1 No permit shall be issued for any development on a site, the area or width of which is less than the minimum prescribed for the district in which the site is located, except that a lot of separate record in the Land Titles Office containing less than the required minimum area or width may be used subject to the discretion of the Development Officer if all requirements of this Bylaw and amendments hereto are observed.
- 7.33.2 Public lands which are described on title as Reserve (R), Municipal Reserve (MR), School Reserve (SR), Municipal School Reserve (MSR), Environmental Reserve (ER) or Public Utility Lot (PUL) are not required to conform to minimum width or area requirements of any land use district.

7.34 Solar Collectors

- 7.34.1 A solar collector may be located on the roof or wall of a building or structure.
- 7.34.2 A solar collector mounted on a roof with a pitch of less than 4:12, may project:
- a) a maximum of 0.5 m from the surface of a roof, when the solar collector is located 5.0 m or less from a side lot line, measured directly due south from any point along the side lot line; and
 - b) in all other cases, maximum of 1.3 m from the surface of a roof.
- 7.34.3 A solar collector mounted on a roof with a pitch of 4:12 or greater, may project a maximum of 1.3 m from the surface of a roof.
- 7.34.4 A solar collector mounted on a roof must not extend beyond the outermost edge of the roof.
- 7.34.5 A solar collector that is mounted on a wall:

- a) must be located a minimum of 2.4 m above grade; and
- b) may project a maximum of:
 - i) 1.5m from the surface of that wall, when the wall is facing a rear lot line; and
 - ii) in all other cases, 0.6 m from the surface of that wall.

7.34.6 A solar collector mounted on a structure must meet yard setback and district height regulations.

7.35 Wind Energy Systems (Small) (SWES)

7.35.1 Definitions

For the purpose of this Section the following definitions shall apply, in addition to those contained in Section 2.2:

“Blade” means an element of a wind energy system rotor, which acts as a single airfoil, thereby extracting kinetic energy directly from the wind.

“Rotor’s Arc” means the largest circumferential path travelled by a blade.

“Total Height” means the height from the grade at the base of the building on which a SWES is mounted to the highest vertical extension of a SWES. In the case of a SWES with a horizontal axis rotor, total height includes the distance from grade to the top of the tower, plus the distance from the top of the tower to the highest point of the rotor’s arc.

“Tower” means the structure which supports the rotor.

7.35.2 A Small Wind Energy System may only be located on the roof of a building.

7.35.3 Small Wind Energy Systems shall require a development permit.

7.35.4 In addition to the requirements of Section 4.3, applications for Small Wind Energy Systems shall include the following information where applicable:

- a) the manufacturer’s specifications indicating:
 - i) the SWES rated output in kilowatts;
 - ii) safety features and sound characteristics;
 - iii) type of material used in tower, blade, and/or rotor construction;
 - iv) Canadian Standards Association approval.
- b) potential for electromagnetic interference;
- c) nature and function of over speed controls which are provided;
- d) specifications on the foundations and/or anchor design, including location and anchoring of any guy wires;
- e) information demonstrating that the system will be used primarily to reduce on-site consumption of electricity; and
- f) location of existing buildings or improvements.

7.35.5 Prior to making a decision on a development application for a Small Wind Energy System, the Development Authority may refer and consider the input of the following agencies and departments:

- a) Alberta Energy and Utilities Board,
- b) Transport Canada, and
- c) Navigation Canada.

7.35.6 The total height of a Small Wind Energy System may exceed the maximum allowable building height of a district by a maximum of 2.0 m.

7.35.7 Small Wind Energy Systems shall comply with the following standards:

- a) there shall be a limit of one (1) small wind energy system per lot.
- b) the system's tower shall be located and screened by landforms, natural vegetation or other means to minimize visual impacts on neighbouring residences and public roads, public trails and other public areas;
- c) the system's tower and supporting structures shall be painted a single, neutral, non-reflective, non-glossy (for example, earth-tones, gray, black) that, to the extent possible, visually blends the system with the surrounding natural and built environments;
- d) the system shall be equipped with manual and automatic over speed controls. The conformance of rotor and over speed control design and fabrication to good engineering practices shall be certified by a licensed mechanical, structural or civil engineer;
- e) the system shall be operated such that no electro-magnetic interference is caused;
- f) the system's maximum power shall not exceed 3 kW;
- g) wind turbines shall not exceed 60 dB(A), or in excess of 5 dB(A) above the background noise, whichever is greater. The level, however, may be exceeded during short-term events including utility outages and severe windstorms; and
- h) brand names or advertising associated with the system or the system's installation shall not be visible from any public place.

10.2 Residential Single Detached District (R-1)

10.2.1 Purpose

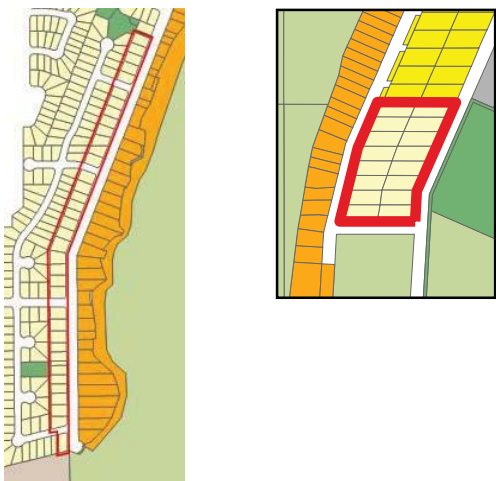
The purpose of this District is to provide for low density residential development having high standards of design and appearance.

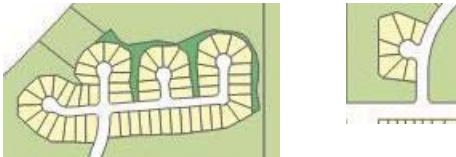
10.2.2 Permitted Uses	10.2.3 Discretionary Uses
<ul style="list-style-type: none"> • First Accessory Buildings 10 m² and under • Accessory Uses • Dwellings, Single Detached • Minor Home Businesses • Parks • Show Homes / Sales Centres 	<ul style="list-style-type: none"> • Second and Additional Accessory Buildings 10.0 m² and under • Accessory Buildings greater than 10 m² • Bed and Breakfast Accommodations • Child Care Facilities • Community Buildings and Facilities • Major Home Businesses • Public Uses • Public Utilities • Places of Worship • Secondary Suites • Signs • Small Wind Energy Conversion Systems • Solar Collectors

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10.2.4 General Requirements

In addition to the Regulations contained in Part 7 the following provisions shall apply to every development in this District.

Site Standard	Rear Lane	No Rear Lane
Lot Area (minimum):	<p><i>Figure 10.2.1</i></p>  <ul style="list-style-type: none"> • 700 m² for lots abutting East or West Chestermere Drive or East Lake View Road as illustrated in Figure 10.2.1 • 454 m² for all other lots 	
Lot Width (minimum):	<ul style="list-style-type: none"> • 22.0 m for lots abutting East or West Chestermere Drive as illustrated in Figure 10.2.1 • 13.75 m for all other lots 	

Front Yard Setback (minimum):	<ul style="list-style-type: none"> • 6.0 m 	
Side Yard Setback (minimum) (Principal Building):	<ul style="list-style-type: none"> • 3.0 m on street side of a corner lot • 1.5 m on all other lots 	<ul style="list-style-type: none"> • 1.5 m • 3.0 m on street side of corner lot
Side Yard Setback (minimum) (Accessory Building):	<ul style="list-style-type: none"> • 3.0 m on street side of a corner lot • 0.6 m including eaves on all other lots • The side yard setbacks of principal and accessory buildings on infill lots shall be varied where possible in order to maximize the visual amenity of the district and facilitate sunlight and ventilation to individual dwellings to be determined at the discretion of the Development Authority. 	
Rear Yard Setback (minimum):	<ul style="list-style-type: none"> • 6.0 m for principal buildings • 8.0 m for principal building on Lots 1-60, Block 9, Plan 9311609 and Lots 13-19, Block 8, Plan 9112616 as illustrated in Figure 10.2.2 • 1.5 m for accessory buildings 	<p><i>Figure 10.2.2</i></p> 
Lot Coverage (maximum):	<ul style="list-style-type: none"> • 45% for all buildings • 10% for accessory buildings 	
Building Height (maximum):	<ul style="list-style-type: none"> • 2 storeys not exceeding 12.0 m for principal buildings • 4.5 m for accessory buildings 	

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APPENDIX B

FENCING REQUIREMENTS

