

Jasper Gates

Architectural and Design Guidelines Hinton, Alberta

INTRODUCTION

The purpose of the guidelines prepared under the instruction of **1504602 Alberta Ltd.** (the Developer) of the Jasper Gates subdivision is to create and maintain a consistent high-quality appearance in the development. The design controls within this document are to be applied to all structures to be built on the lots including the principal house, separate garage where applicable and any other accessory buildings. In addition these controls apply to the location of building(s) on the lot and the landscaping requirements for front, side and rear yards. The intent is to ensure a consistent and compatible community of buildings and landscape.

Note that information and guidelines in this document are intended only as a guide to the design of the buildings. Variations or additional measures shall be considered and may be approved and issued where deemed appropriate by the Developer. The administration, application, interpretation and enforcement of these guidelines shall be at the soled discretion of **1504602 Alberta Ltd.** or it's nominee.

In no case can these guidelines supersede the requirements of the Town of Hinton Land Use Bylaw. Those requirements shall have precedent over all guidelines contained in this document. Applicants are encouraged to engage in a preliminary review with the Town of Hinton Development Officer and the Developer should any questions arise with regard to the Land Use Bylaw.

These Design Guidelines shall be reviewed by all Owners, Designers and Builders prior to preparation of drawings. Drawings deemed non-compliant shall be returned to the applicant with comments and revised and corrected at the sole expense of the applicant. Submissions and resubmissions will be processed and returned to the applicant within ten (10) business days.

Purchased lots shall not be used for storage or dumping of any kind. Owners shall be responsible for yard conditions, i.e. removal of weeds and dust control, prior-to and during the construction process.

REQUIREMENTS

1.0 Building Design

The design theme for the Jasper Gates development shall be based on a theme or style of “Mountain” or “Lodge” architecture. While primarily developed within alpine environments the elements of this style, including large roof overhangs, exposed wooden structure, stone foundations and horizontal layering of principal materials will be used in this development to reflect the proximity of the Rockies and views that many of the sites enjoy.

Houses shall be built on site. Modular and pre-fabricated dwellings will not be considered.

2.0 Drawing Application and Approval

No construction or development may commence prior to approval of all design and construction drawings and specifications by **GDX Holdings Ltd.** or its nominee. The applicant shall also obtain the necessary Development Permit from the Town of Hinton and a Building Permit from an accredited agency in the Province of Alberta. The cost of document preparation and permits shall be borne by the applicant. The cost of any and all required revisions shall be the sole responsibility of the applicant.

3.0 Siting and Grading

Siting (location of buildings on the lot) should reflect the lot characteristics, relationship to adjoining properties and orientation. Variations in the massing and style may be suggested or required in order to maintain and enhance the streetscape. Variations in grade shall be accommodated within the mass of the principal building. Final grading must adhere to the established grading plan for the subdivision. Should retaining walls be required a drawing bearing an engineer’s stamp and signature shall be provided. The location of any retaining walls will be part of the submitted plans and will be subject to approval by the developer and the Town of Hinton.

All plot plans and stakeouts shall be completed by a registered Alberta Land Surveyor prior to excavation and shall be confirmed again when the foundation is complete.

4.0 House Size

The minimum house width shall be thirty-two feet. Required side yard setbacks will vary with the height of the house and must adhere to the requirements of the Town of Hinton Land Use By-law and Provincial safety codes.

5.0 Flanking and Rear Elevations

Flanking and rear elevations shall be generally designed to match the front elevation. Details and trim around openings shall be the same as those on the front elevation. Size and location of openings on the elevations facing a neighbouring

property shall be designed with reference to the current Provincial fire safety guidelines. Principal design elements on the front of the house shall be wrapped around the corners of the flanking elevations.

6.0 Streetscape/Repetitive Elevations

The same or comparatively similar elevation shall not occur on adjacent lots. This shall apply to both the front and rear elevations on lots sharing a boundary and will be compared to elevations across any street or roadway. Determination of compliance with this requirement shall be at the sole discretion of the developer.

7.0 Roofs

Principal roof slopes shall be a minimum of 4/12. In keeping with the Mountain Theme there should be substantial overhangs for all roofs and especially the lower slope roofs. Gable roofs are encouraged.

- 7.1. Roof material will be profile or architectural shingles.
- 7.2. Eave overhangs shall be a minimum of eighteen (18) inches. This is intended to ease the location of the RV parking area. Larger eaves are strongly encouraged where possible in keeping with the overall theme. Larger eaves should be supported or appear to be supported by visible structural elements such as but not limited to braces or brackets, timber beams, large columns and other elements representative of Mountain or Lodge architecture.
- 7.3. Single storey houses should have a steeper minimum roof pitch of 6/12. Steeper roofs are encouraged and the design review will consider the overall appearance of the house. The design of single storey houses may include the appearance of a higher storey. Taller exterior walls may be beneficial to the overall massing and appearance of the building.
- 7.4. Fascia trim on all gable ends shall be a minimum of six inches wide. Eavestrough shall be the same colour as fascia trim.

8.0 Front Entries and Verandas

Front entries must be open and inviting. Large open porches or extended verandas are strongly encouraged and these features will also be an opportunity to incorporate stone and wood structural elements.

9.0 Decks and Patios

Decks and patios are encouraged on the front and rear elevations. On corner lots and large lots the addition of decks and patios in the flanking yards may be considered.

10.0 Garages

With the exception as noted below, all houses shall have as a minimum an attached double garage that is constructed concurrently with the principal

building. Garage locations shall be determined as indicated on the lot plan. Garages shall be sized to allow for a minimum eight-foot wide approach to the front entry. This dimension shall NOT include the side-yard.

- 10.1. Detached garages are permitted on any lot where the lot layout has a 3.0 metre sideyard approaching the garage. The design and finish of the detached building must match the house in character, materials and colour. The size in terms of floor area and height and massing must not be greater than the house.
- 10.2. Garage doors shall be of a style that matches the design of the house; this shall include any windows. Decorative doors including panels, windows and visible hardware are strongly encouraged.
- 10.3. RV parking and sani-dumps are encouraged and will be on same side of the lot as the garage. On-site RV parking is permitted along side the garage. The RV unit shall not project beyond the face of the garage when parked. Water, sanitary and electrical connections shall face the side yard adjacent to the RV parking area.

11.0 Accessory Buildings

Accessory buildings (detached garages, sheds or other buildings) shall be consistent in style, finish materials and colour with the house. Accessory buildings not built at the same time as the principal building shall follow the same application requirements as established in this document. If application cannot be made to the developer the applicable development guidelines of the Town of Hinton shall apply.

12.0 Exterior Materials & Colours

Materials and colours shall be consistently applied on all sides of the principal building and any accessory buildings.

- 12.1. Materials are restricted to
 - a. Cement fibre siding material (James Hardie or equivalent) in horizontal or vertical patterns. Details and trims shall accentuate corners and openings;
 - b. Stucco in a texture to be approved with a coloured sample panel of 12" by 12". One panel for each colour to be provided;
 - c. Stone, stone veneer, artificial stone and/or veneer. Examples include river rock, split face, field stone, ledge stone, castle stone, rundle stone. Stone tile will not be accepted;
 - d. Shingle patterns or equivalent profile material used as siding on the principal portion of the elevation(s) or the gable end(s).
- 12.2. Base materials can represent a raised foundation and consist of stone or stone veneer.

- 12.3. Colours for all materials shall be earth-tone with at least one darker colour encouraged.

13.0 Architectural Details

Details are to be coordinated with the overall building design and massing.

- 13.1. Stone materials are to represent stacked stone. No stone tile will be permitted. Although no minimum parameters are established for the use of stone or the area to be covered, its application must be in keeping with the overall design of the house. Stone shall be continuous around outside corners and of sufficient height to come to the bottom of the elevation of the mudsill or equivalent.
- 13.2. Siding or finish materials shall be trimmed at all corners and around all openings.
- 13.3. Large expanses of unrelieved glass shall be avoided. Separate windows or fully-divided lites are to be used where a large window is required.
- 13.4. Bay windows may be used and must be sized to fit within the Land Use Bylaw.
- 13.5. As a minimum, chimneys shall be boxed in and finished to match the siding on the rest of the house. Stone finishes for chimneys are acceptable.
- 13.6. Columns and pillars are encouraged to be solid timber and/or solid wood finish above a substantial stone base.
- 13.7. Beams, beam ends, brackets and other details or materials representing structural elements may be solid timber or solid wood finish. Other materials will be considered.
- 13.8. Gable details shall be consistent on all sides of a building and applied to all gables.

14.0 Driveways

The approach to the house from the (principal) street shall be coordinated and consistent with the overall design of the house.

- 14.1. Exterior parking between the face of the garage and the street will be limited to the driveway approaching the garage.
- 14.2. Driveways will be hard-surfaced with concrete, pavers or asphalt. Concrete shall be textured and/or coloured to suit the overall design of the house and garage. Broom finish, stamping and exposed aggregate are acceptable finishes. This information shall be included on the submitted drawings.
- 14.3. Curb stop (cc) shall not be within driveway or sidewalk.

- 14.4. Additional driveway width for the RV parking area shall be hard landscaping or grass-grid type material that maintains a grassed landscape appearance. The approach will be a no-parking area. The RV parking area adjacent to the house can be grass grid or solid surface material.

15.0 Landscaping

Design and specifications for the Landscaping shall be included on a Site Plan for submission to the developer and the Town of Hinton. The minimum requirements for landscaped areas shall consist of:

- 15.1. Topsoil installed to a minimum depth of 4", after rolling, to all front, side and rear yard areas.
- 15.2. Sod shall be installed in the front yard from the curb or sidewalk to the front of the house and to either flanking property line. Seeding is not acceptable in the front yard except in the growing media in the access to RV parking.
- 15.3. Plantings shall adhere to the minimum requirements of the municipality. Exceptions will apply for lots E32 to E38. Additional plantings of shrubs and ground cover is encouraged in all cases.
- 15.4. Drive-through lots will have a minimum of one tree located in the centre of the remaining boulevard. Tree to be installed by the developer and maintained by the neighbouring property owner. The hard surface approaches from the streets to both the front and rear yards shall be installed by the owner. Approaches must be completed between the street and the fence/property line prior to the release of the landscape deposit.
- 15.5. Fencing and gates at the rear or side of the drive-through lots are to be installed by the owner concurrent with completion of the landscaping.
- 15.6. Front yard landscaping shall be completed within one year of start of construction. Forty percent (40%) of the front yard area shall be maintained as landscaped area. Variations to this requirement may be considered for irregularly shaped lots. This consideration can only be given with reference to the applicable municipal regulations.
- 15.7. Tree sizes shall be the following minimums:
- a. Deciduous trees shall have a minimum caliper of 5 cm (2") — trunk diameter — measured at 1.37m (4.5 feet) above ground.
 - b. Coniferous trees shall be a minimum height of 1.82 meters (6.0 feet).
- 15.8. Side yards shall be sodded, planted with grass, herbaceous ground cover or permeable all-weather material. Some acceptable materials are graded and washed pit-run, coloured landscape stones, pavers, grass-grid or bark mulch. All materials shall encourage storm water percolation AND be graded to ensure water does not run off-site.

- 15.9. Rear yard requirements are restricted to the drive-through lots.
- 15.10. Planting Beds may be edged with sod or landscape material suitable to the overall design of the house. Raised planters are acceptable and shall be finished to match the house e.g. stone finish on the house to be the same as on the planter(s).
- 15.11. The developer has retained as many trees as possible. Retention of existing trees is strongly encouraged. Indicate this intent on the site plan.
- 15.12. Landscape work near existing trees shall be conducted with care and should be restricted to an area outside of the drip line. Damage to root systems may result in dead and/or blow down trees. Trees that die off within the first year shall be replaced.
- 15.13. All required plant material shall be native to the Hinton area or of a species tolerant to the climatic conditions. Reference may be made to the Town of Hinton Engineering Standards for a recommended list of suitable plant material.
- 15.14. Fencing shall be the same or similar to the fence constructed by the developer. Heights of fences within the different yards (front, rear, side) are governed by the Town of Hinton Land Use Bylaw.
- 15.15. Minimum sizes, dimensions and areas as noted above must be met in order to initiate Inspections of the landscaping and return of the Deposit.

16.0 Damage Deposits

In addition to deposits required by the Town of Hinton at the time of Development Permit application, two additional damage deposits shall be paid to the Developer prior to permission to build being granted:

- 16.1. A Landscape Deposit of \$1,000.00 is required. This amount shall be paid at the time of final payment for the lot and is held to ensure landscaping compliance. Upon completion of the landscaping, in compliance with the above requirements, the Purchaser shall make a written request to the Developer for a landscape inspection. The written request shall include:
- a. The legal location including Lot, Block and Plan number;
 - b. The Municipal address;
 - c. A copy of the letter from the Town of Hinton confirming that the requirements of the Development Permit have been met.

When landscaping has been approved the \$1,000.00 deposit will be refunded to the Purchaser. If additional inspections are required, an additional non-refundable fee of \$150.00 will be charged.

- 16.2. A Damage and Security Deposit of \$2,500.00 payable at the time of application. The deposit will be held until the following conditions are met:
- a. Construction is complete and in accordance with the approved drawings and documentation. This includes but is not limited to colours, materials, window sizes and patterns, and other architectural details. Note that completion of the exterior of the building(s) shall be within one year of the start of construction;
 - b. Final/finished grading is complete in all yards;
 - c. Services are complete and control valves are cleared and accessible;
 - d. Municipal works, including sidewalk, gutter, curb and street are clean and undamaged. Alternatively, damaged municipal works will have been assessed by the Town of Hinton and invoices for damage will be paid in full. A copy of receipts will be provided by the Owner to the Developer.