



KEY RANCH

PHASE 1

ARCHITECTURAL GUIDELINES

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1. INTRODUCTION

Key Ranch is a new residential community on the West side of Airdrie. Set against stunning mountain and city views, Key Ranch will have a variety of lot sizes and configurations that will allow for a diversity of housing.

Key Ranch Phase 1 will be accessed from 24 St SW just North of Yankee Valley Boulevard and is in close proximity to multiple amenities and established communities.

Key Ranch Phase 1 will be comprised of single family lots that are zoned R1-U and R2, which will allow for single detached homes and duplexes with front attached garages. There is a Multi Family site zoned R3 that will allow for a comprehensive development. To ensure that the built form remains true to the selected styles, the Developer has commissioned Arcadis to be the Architectural Coordinator for Key Ranch Phase 1.

The Architectural Guidelines are intended to ensure a quality living environment with a consistent and identifiable built form, while offering variety and choice to the individual home buyer. The Architectural Guidelines outline the potential opportunities and constraints associated with the creation of appropriate housing in Key Ranch Phase 1.

These Architectural Guidelines have been prepared for the Developer and are subject to change at its sole discretion.

1.1 Architectural Guidelines

Architectural Guidelines will be implemented in Key Ranch Phase 1 to ensure that all Builders will design and build homes to meet standards that are envisioned by the Developer.

Architectural Guidelines are tools used by the Developer to ensure that its development requirements for each phase of the entire community are adhered to. This document will not be registered as a Restrictive Covenant on title to the lands. The Construction of any dwelling, principle building or other improvements on any lot must not commence until all plans and specifications are submitted by the Builder to the Architectural Coordinator, and are in full compliance with A/C Guidelines indicated by an Architectural Controls Approval Stamp. More information on the Architectural Submission Procedure can be found in Appendix F. The Developer reserves the right to reject the plans and specifications submitted by Builder for non-compliance with A/C Guidelines.

1.2 Intent and Theme

The intent of these Guidelines is to create a community of accord and continuity while integrating three architectural styles. The preferred Architectural styles include **Farmhouse**, **Prairie** and **Craftsman**.

Modern interpretations of the three selected styles are encouraged. Additional architectural styles may be considered in Key Ranch Phase 1 and will be carefully reviewed by the Architectural Coordinator to ensure that the style will blend with all of the homes in the development.



2. GENERAL REGULATIONS

The Architectural Coordinator, Arcadis, will complete a review of all house plans to ensure compliance. An “Approved” stamp must be issued on the house plans, and a grade slip will be issued from the Architectural Coordinator to the Builder, prior to the Builder submitting a Building Permit application to the City of Airdrie. All construction must comply with the current City of Airdrie Land Use Bylaw and Alberta Building Code. Construction may only begin upon receipt of a Grade Slip from the Architectural Coordinator and a Building Permit from the City of Airdrie. Conformity with the Guidelines does not supersede the required City of Airdrie approval process.

2.1 Land Use Bylaw

All homes in Key Ranch Phase 1 will follow the ordinances within the appropriate Land Use Districts in the City of Airdrie Land Use Bylaw (B-01/2016). For convenience, the R1-U, and R2 section of the Land Use Bylaw can be found in Appendix E. The City of Airdrie may update its Land Use Districts from time to time.

Building setbacks, building height and lot coverage are all to be in compliance with the appropriate land use designation. In certain cases, the Developer may increase the minimum yard setbacks on some of the lots within the community.

The Key Ranch Neighborhood Structure Plan (NSP) includes a Slope Adaptive Development Strategy where the maximum percentage may be relaxed from 25% to 50% as it relates to accommodating 6.1m wide garages on R-2 lots under 10.36m.

2.2 Minimum Floor Area

All homes must have adequate massing and the Architectural Coordinator will approve the home based on the design merits and attention to detail. The Architectural Coordinator or the Developer has the right to increase square footage or massing of any home if deemed necessary, and may provide up to a 5% relaxation on the minimum square footage requirements so long as the proposed home has adequate massing from the street. The minimum floor area is as follows:

Single Family Front Drive (R1-U)

Block 1 Lots 2 - 25

Block 2 Lots 1-58

Block 3 Lots 1-19, 51-52

Two Storey	1,500 ft ²
Bungalow/Bi-Level	1,000 ft ²

Semi-Detached Front Drive (R2)

Block 3 Lots 21-50

Two Storey	1,200 ft ²
Bungalow/Bi-Level	800 ft ²



3. SITING

3.1 House Placement

Builders are asked to choose proper home designs around the grading and site topography to take full advantage of views and maximize lot space. Builders must take into consideration the lot width, length and shape, as houses should be conforming to these sizes.

3.2 Lot Grading

Lot grading must follow the natural slope of the land and is to be consistent with the approved subdivision Building Grade 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 (Urban Systems Ltd.) be maintained exactly as specified. The maximum permitted front, rear or side yard slope is 3:1. Builders are encouraged to stay within 5% - 25% slope. Builders are to install retaining walls where required in order to keep the lot slopes within these parameters.

3.3 Side Yard Setbacks

The **maximum** side yard setback is 1.82m (6'-0") to ensure the house adequately meets the provided lot width.

As per the R-1U Land Use Bylaw, one side yard setback may be reduced to 0.60m (2'-0"). This will only be permitted on the garage side noted on the Building Grade Plan and Marketing Plan. If garages are paired together, the builder who receives an Approved home plan first will have the opportunity to reduce the side yard. If a side yard has been reduced to 0.60m (2'-0") on a lot, the adjacent side yard cannot be reduced, and must be a minimum of 1.20m (4'-0").

Houses are encouraged to be placed perpendicular to the road, rather than angled in the lot or parallel to one of the side property lines. The streetscape will flow more smoothly if the homes are positioned in a radial manor on curved roads. The line of houses on the street should follow the natural curve of the street.





4. ARCHITECTURAL DESIGN

4.1 Proposed Housing Product

The proposed housing product for Key Ranch Phase 1 will be single detached and semi-detached homes with front drive garages, in addition to a multi-family site. The locations for front attached garages in Key Ranch Phase 1 will be dictated in the Marketing Plan (Appendix A) and the approved Building Grade Plan.

4.2 Repetition

Single Family home designs with near identical house elevations (including rear elevations) should not be repeated more often than every fourth home on the same side of the street, and every fourth home on the opposite side of the street. Colours should not be repeated more often than every third home on the same side of the street and directly across the street.

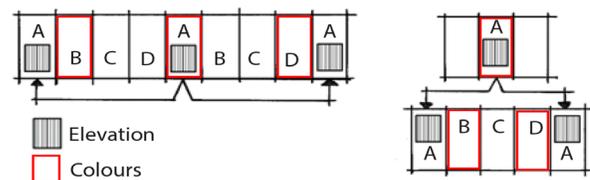
Builders are to ensure that alternate elevations have a significant change in features such as roof type, size and location of windows and doors, colours and materials. A change of materials alone and reversing the plan will not be considered sufficient.

Semi-detached buildings (both units) must not repeat more than every third building on the same side of the street (XOAX), and cannot be repeated directly across the street.

4.3 Architectural Theme & Style

Farmhouse, Prairie and Craftsman are the preferred architectural styles for Key Ranch Phase 1; however other styles may be approved at the discretion of the Architectural Coordinator and Developer. A detailed overview of the architectural styles can be found in Appendix C.

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



4.4 Building Form and Massing

All homes in Key Ranch Phase 1 are required to have adequate massing to use the width of the lot. The Architectural Coordinator and the Developer reserve the right to request widening of homes that look too narrow or look like the square footage is under the minimum requirement. This will be at the sole and unfettered discretion of the Architectural Coordinator and the Developer.

4.4.1 Garages

Front attached garages are required on all homes in Key Ranch Phase 1. On Single Family homes, double garages will be typical, and triple garages will be permitted where lot sizing permits. Single width garages will also be permitted at the Architectural Coordinator's discretion. Designs with single garages must have large detailed porches and front entries. Single or double garage doors are required on Semi-Detached lots.

The garage locations for each lot are indicated on the Marketing Map and the Building Grade Plan. There is no deviation permitted from the provided garage location without approval from the Developer.

- As per section 7.14(2)(d) of the Airdrie Land Use Bylaw, the distance from the garage to the front porch may not exceed 2.44m (8'-0"). Please note the City of Airdrie may provide relaxation to this at its own discretion, up to a maximum of 3.66m (12'-0").
- Garages must meet the minimum/maximum width as per Section 7.14 of the Airdrie Land Use Bylaw. Garages that are wider than 6.70m (22'-0") shall have some form of articulation to reduce the width of the side walls. An example of articulation may mean adding a window beside the door, using two single doors or possibly using a wider garage door. Side walls on garages adjacent to the garage door should be no wider than 0.91m (3'-0") on either side of the door.
- Garages may not be fully offset from the home more than 1.82m (6'-0")
- Secondary materials applied to the bonus room above a garage should return on the side to the

front entry wall, or nearest inside corner. This may be relaxed if a window is installed or other details are added to justify a standard 24" material return.

- Creative garage and driveway arrangements are strongly encouraged.

4.4.2 Front Porches

All homes in Key Ranch Phase 1 must incorporate a front porch into their design to integrate with the streetscape to provide a more pedestrian friendly environment. To ensure the functionality and correct massing, a minimum depth of (1.50m) 5'-0" will be required for all porches. Columns on front elevations are to be a minimum of 0.20mx0.20m (10"x 10"). Smaller columns may be permitted based on the style of column and style of the home.

4.4.3 Roof Design and Pitch

The roof pitch must be consistent with the chosen architectural style and there will be no minimum roof pitch requirement in Key Ranch Phase 1. Rooflines with varied heights, dormers and gables are encouraged giving the home a more elegant appearance.

All roof overhangs should be between 0.30m and 0.56m (12" and 22") and should complement the architectural style of the home.



4.4.4 Corner Lots

Lots that side onto a street, open space, and pathways will require the same level of treatment on the side as the front elevation. The exposed side elevation should be well articulated with various architectural elements appropriate to the selected style of the home.

Trim will be required on openings on all side elevations that are flanking a street or open space. Flat walls on exposed side elevations are not permitted and must be broken horizontally and vertically with architectural elements. These elements may include roof line returns, box outs, full height chimneys, detailed windows, shadow bands, belly boards, masonry, and porches or verandas that wrap around the home.

Homes with bonus rooms on corner lots will require more detailing on the side elevations to break up the two storey massing. This can be achieved by adding rooflines, windows, changing of materials, or colours, or both.

4.4.5 Rear Elevations

Rear elevations that back onto open space or backing onto any street will require the same level of detailing as the front elevation. Rear elevations on corner lots will also rear additional detailing. Trim will be required on openings and detailing in gables will be required.

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



4.4.6 Exterior Decks

Rear decks will be required on homes that back onto open space and must be shown on the drawings submitted to the Architectural Coordinator and built at the time of home construction.

Decks on homes that back onto open space will require built out columns clad in smartboard, or equivalent, that match the size of the columns used on the front elevation. Decks on open space that are lower to the ground should be skirted in with smartboard panels or equivalent. Railing is to be pre-finished aluminum with pickets or glass.

Decks will be required on all walkout homes, and will require deck columns that match the columns used on the front elevation.

Railings are to be pre-finished aluminum with pickets or glass. Supporting columns are to be 0.15mx0.15m (6"x6") minimum.

4.4.7 Chimneys

Chimneys must be finished to match the exterior wall material. Stone or brick finishes on chimney chases are highly recommended on all homes. On corner lots Builders are encouraged to bring the chimneys down to grade.



4.4.8 Gable Treatment

All gable ends on front and side elevations facing a street and rear elevations backing onto open space and streets should have additional decorative detailing and an alternate material. Siding in gables may be permitted on Farmhouse style homes where other gable details are provided. A horizontal batten separating the wall and the gable is suggested.



4.4.9 Retaining Walls

Concrete wing walls, where required as extensions of the foundation wall, may be finished in parging at minimum but are encouraged to be finished in decorative concrete, or a stone or brick face.

Retaining walls will be limited to a height of 1.0m . All retaining structures must be within property lines. Any retaining wall exceeding 1.0m (3'-3") in height MUST be approved by a Professional Engineer and incorporate drainage. A Development Permit may also be required and written evidence of such MUST be provided to the Architectural Coordinator. For Landscaping retaining walls, please refer to section 7.1.



In no instance shall a retaining wall be introduced to artificially revise the grades approved on the Building Grade Plan unless otherwise approved by the Developer.

4.4.10 Multi Family Site

All Multi-Family sites are to be reviewed and approved by both the Architectural Coordinator and Developer prior to construction to maintain cohesive characteristics with rest of community.





5. BUILDING MATERIALS AND COLOURS

5.1 Primary Wall Material

The primary wall material for Key Ranch Phase 1 is to be:

- Smooth finish acrylic stucco
- Composite siding such as Hardie Board or equivalent
- Vinyl siding in the beveled / traditional lap profile only. **Dutch Lap profile siding will not be permitted**

Secondary wall materials and colours are strongly encouraged and may consist of:

- Cedar or composite shakes
- Vinyl shakes in a straight cut profile
- Horizontal accent faux wood siding
- Vinyl or composite board and batten
- Other contemporary finishes may be approved at the discretion of the Architectural Coordinator

5.2 Exterior Colours

Stucco and siding colours are to be complimentary to the Architectural style of the home. A list of approved siding colours can be found in Appendix D. Stucco colours will be reviewed and approved at the discretion of the Architectural Coordinator.

Before submitting colours, Builders should review adjacent house colours to avoid repetition.

Vibrant and appealing colour schemes are highly encouraged through the use of contrasting secondary materials and details. Bold monochromatic designs may also be permitted. However, window trim or window frames must be completed in a contrasting colour to the primary wall materials that provides interest to the home's detailing.

5.3 Trim, Fascia and Soffits

Modern trim materials used in a traditional manner will assist the homes in Key Ranch Phase 1 to appear traditional and timeless. All trim should be contrasting in colour to the primary wall finish; however this may be relaxed in the Farmhouse style where appropriate.

- Trim will be required around openings on front elevations when surrounded by siding. Windows surrounded by architectural products such as stucco, panelling, stone, and horizontal aluminum will not require additional trim. This will also be a requirement on exposed side and rear elevations.
- The mandatory requirement of window trim may be relaxed on certain home styles when metal clad or foil wrapped windows are used or when a minimum of 0.07m (3”) brick mould is used.
- Trim should be a minimum of 0.15m (6”) wide; however 0.10m (4”) trim may be permitted in certain circumstances.
- Trim material shall be a composite material such as Smartboard or other equivalents. Acrylic stucco trim may be permitted on homes using acrylic stucco.
- Trim must sit proud of the primary wall material. When smartboard trim is used on a stone wall, the trim must be built out at least 1/2” proud of stone.
- Shadow boards or cornices, if incorporated in the design, should be used in all open gable ends where the wall meets the soffit on all front elevations and exposed side and rear elevations.
- A minimum 0.15m (6”) fascia constructed from pre-finished aluminum will be required on all homes and all elevations. Fascia that is constructed from composite materials such as smartboard is required on street facing gables.
- Soffits may be pre-finished metal; however wood or wood looking aluminum soffits are preferred.
- Rainware should be limited on exposed elevations. Downspouts must take place on side and rear elevations of homes only and must be directed according to the natural lot slope. Rainware must match colour of soffit and fascia used on home.

5.4 Masonry

Masonry such as natural stone, manufactured stone, or brick will be encouraged on all homes in Key Ranch Phase 1 and should be used in portions reflecting structural integrity. There will be no minimum amount of stone or brick required but the placement of the material must ground the home and act as a structural element. All stone or brick must wrap at least 0.60m (2'-0”) around all corners.

Designs with no masonry may be accepted at the discretion of the Architectural Coordinator. These homes will require extensive detailing and trim elements as well as a secondary base material to compensate for the lack of masonry detailing.

5.5 Windows

Window design and layout is an important element to achieve a well designed home that represents the 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. In keeping with the architectural style all windows must follow these key points below:

- Multiple pane windows are required on all front elevations, and encouraged on exposed elevations. Muntin bars are not required.
- Casement, double-hung, single-hung and sliding windows will be permitted.
- PVC and metal clad windows will be permitted.



5.6 Roofing

Architectural asphalt shingles with a minimum warranty of 30 years, such as IKO Cambridge or equivalent will be the minimum requirement for roofing materials. The approved shingles are:

- IKO Cambridge
Dual Black and Charcoal Grey
- Owens Corning Duration
Onyx Black and Estate Grey
- GAF Timberline
Charcoal and Pewter Grey
- BP Mystique
2 Tone Black and Slate Grey

Equivalent shingles in equivalent colours may be permitted at the discretion of the Architectural Coordinator.

Concrete tile and rubber composite roofing will be approved in the slate profile only. Standing seam metal or interlocking metal shingles in a flat profile will also be approved.

Alternate roofing materials that are considered upgrades may be approved at the discretion of the Architectural Coordinator and the Developer.

5.7 Roof Hardware and Finishing

All roof hardware (vents, stacks, flashing, etc.) must be pre-finished to match the colour of the roofing material.



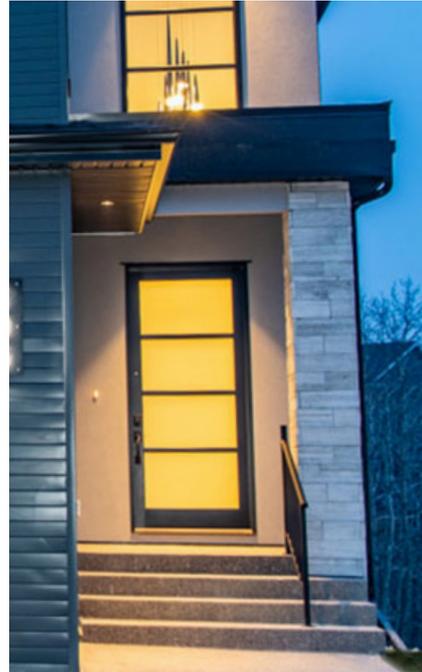
5.8 Front Doors

- Front entry doors are to complement the architectural style of the home. Front doors are to be minimum steel or fiberglass panel door.
- Door light panels, transom windows, or side lights are encouraged.
- Single front entry doors are preferred. Double front entry doors may be approved at the discretion of the Architectural Coordinator.
- Front doors can be real wood, stained to look like real wood, or painted a colour that is complimentary to the colours used on the home.

5.9 Front Steps

Front steps are to be constructed using precast or site poured concrete only. For wider porch configurations, the front steps and landing must be concrete; however a wood deck may be permitted adjacent to the concrete steps and landing. The decking on the wood porch section should be a composite decking material that is maintenance free.

Wood front steps will not be permitted under any circumstance.



5.10 Parging

Exposed concrete surface (i.e. foundation/wing walls) must be parged. Maximum height above final grade is listed:

- Maximum of 0.15m (6”) on front elevation of the principle building and attached garage
- Maximum of 0.20m (8”) on exposed elevation facing park, pathway, adjacent street, pond,etc.
- Maximum of 0.60m (2’-0”) on all other elevations, especially on side elevation of walk-out lot. Parging must be stepped on the side of sloping elevations, and must be shown on the drawings.



5.11 Garage Doors

Garage doors will be highly visible on all front drive homes and therefore only certain garage doors will be permitted. All garage doors should be from the Clopay Gallery Collection, Clopay Modern Steel Collection or the C.H.I. Accents Series or equivalent doors by other manufacturers. Garage doors may be a natural wood grain colour or a solid painted colour. Glazing panels will be optional.

- Clopay Gallery Collection in both short and long door design will be permitted.
- Clopay Modern Steel Collection with the “Modern Grooved” door design will be permitted.
- C.H.I. Accents Series in Carriage House (Model 5916 and 5983) and Plank (Model 3216P) Woodtones Design will be permitted. Both short and long door design will be permitted.

Alternate garage door styles may be permitted at the discretion of the Architectural Coordinator.

Garage doors are not to exceed 2.44m (8'-0") in height and 6.10m (20'-0") in width unless approved by the Architectural Coordinator. The distance from the top of the garage door and the eave is not to exceed 0.60m (2'-0"). Homes that exceed this distance will require architectural detailing to reduce the amount of siding above the garage door.



Clopay Gallery Collection



C.H.I. Accents Series



Full glazing panels



Clopay Modern Steel w/ full glazing and vertical stack glazing



5.12 Railings

Railings 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. Acceptable railing materials include (depending on architectural style):

- Pre Finished Aluminum Picket Railing
- Pre Finished Aluminum with Glass Panels

5.13 Driveway & Walkway Materials

- All homes will require a driveway constructed of broom finished concrete as a minimum. Exposed aggregate or stamped coloured concrete is encouraged as an acceptable upgrade.
- Driveway length must be a minimum of 6.0m in length measured from the garage door to the lip of gutter on the street or the back of the concrete sidewalk.
- The width of all front driveways should not exceed the width of the garage. The approved plot plan showing the extent and dimension of the front driveway and walkways shall remain unless otherwise approved by the Developer.

5.14 Address Numbers

Each home in Key Ranch Phase 1 will be required to have well designed address numbers which are appropriate to the house style. Address numbers are to be installed by the builder either on the entry side of the garage, well-oriented next to the garage door, or centered directly above the garage door.





6. ADDITIONAL REQUIREMENTS

6.1 Satellite Dishes

Satellite dishes are permitted provided the dish size does not exceed 0.60m (2'-0") in diameter and the location of the dish is concealed to minimize visual impact. Notwithstanding the above, the Architectural coordinator reserves the right to reject any installation if deemed inappropriate.

6.2 Solar Panels

Solar panels are permitted in Key Ranch Phase 1 and must receive approval from the Architectural Coordinator. All solar panels must be mounted on one side of the principal building with minimal visibility from neighboring homes and the street (as discrete as possible). Freestanding solar panels are not permitted in any yard place. Solar panels must be all black in colour.

6.3 Signage

- A maximum of one (1) free-standing Builder's marketing sign (e.g. For Sale, Open House, by Owner, SOLD, etc.) will be permitted on a Single-Family or Duplex lot. An additional temporary wall-mounted sign is strongly encouraged.
- Builders are encouraged to place this sign over a curb stop for public safety and to prevent damage.
- Builders are solely responsible for keeping this sign upright and clean and be marked sold, as soon as possible, after home sale.

6.4 Accessory Buildings

As per the City of Airdrie Bylaws, no more than one accessory building shall be constructed on each lot, and they must be placed within the rear yard of the lot only. Accessory buildings must be compatible in colours, materials, and architectural style to the home.



7. LANDSCAPING

7.1 General Requirements

All homes in Key Ranch Phase 1 must follow the Minimum Landscaping Requirements as per the City of Airdrie Land Use Bylaw Section 3.0 (Appendix E - subject to change without notice by City of Airdrie. check with City for most current information). Section 3.6.10 (**Table 4**) outlines the minimum features required to be installed on each site by Homeowners and their minimum size and quantity. Any portion of a site not occupied by buildings, decks, driveways or sidewalks must be landscaped to the adjacent road. In the case of corner lots, the side yard must also be landscaped to the rear of the lot and side road.

As per Section 3.6.12, notwithstanding **Table 4** in section 3.6.10, the requirements for the front yard shall be:

- a) Two trees per lot, or;
- b) A combination of trees and shrubs equivalent to two trees per lot (see Table 4), or;
- c) Xeriscaping, incorporating drought-resistant and local plant species.

Landscape retaining walls that are constructed away from the home within the front, side or rear yards should be constructed using natural materials, i.e., sandstone boulders, rundle rock or river rock (mortar). Decorative concrete, stone or brick clad concrete, or decorative segmented blocks may also be permitted in these areas.

Landscaping shall not commence until the Lot Grading Certificate is approved. The City of Airdrie requires landscaping to be complete within 12 months from the date of the Lot Grading Certificate approval.

For additional and up to date details please refer to the most current City of Airdrie Land Use Bylaw as it can change from time to time.

7.2 Fencing

Rear Yard Fencing

Rear yard fencing will be provided by the Developer on specified lots as per the Marketing Plan. The approved fence type will be designated on the Marketing Plan, but may be subject to change at the Developer’s discretion.

Rear yard fencing on other lots, if desired, will be installed by the Homeowner and is to be the screen fence identified in Appendix B.

Side Yard Fencing

Side yard fencing on the exterior property line on lots that side onto open space or walkways will be provided by the Developer and the fence type will be shown on the Marketing Plan.

Side yard fencing on interior property lines, if desired, will be supplied and installed by the Homeowner.

Screen fencing must be used on side yards if screen fencing is used on the rear. Homeowners may choose either screen fencing or black chain link when chain link is used on the rear of the lot. The design and specifications of the black chain link and wood screen fencing can be found in Appendix B.





8. APPROVAL PROCESS

8.1 Preliminary Review

To meet the desired architectural theme in Key Ranch Phase 1, designers are encouraged to create preliminary renderings or sketches of home plans and elevations to the Architectural Coordinator for preliminary review to ensure that they are on the right track.

8.2 Formal Application Submission

Builders will have to submit their plans to the Architectural Coordinator for architectural review and confirmation of compliance with these Architectural Guidelines before they will be issued a Grade Slip and be allowed to apply to the City of Airdrie for a Building Permit.

8.3 Required Information

- Exterior colours including trim, siding and stone.
- 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')

8.4 Security Deposit

A Letter of Credit as per the Sales Agreement will be required by all Builders under the terms of the Lot Purchase and Sale Agreement. This security deposit will be held to ensure the homes are completed as per the approval of the Architectural Coordinator and may also be used to repair any damages to the lot or adjacent lots incurred during the building process.

8.5 Initial Lot Inspection

Prior to any lot construction commencement on site, Builders must submit a one-time Initial Lot Inspection of each desired lot via LotWorks. Builders must list any discrepancies or pre-existing damages and include pictures and detailed comments. These discrepancies or damages need to be reported to the Developer.

Following the Initial Lot Inspection, Builders are solely responsible for site access, cleanliness, erosion control and all future damage to the lot including, but not limited to: Curb and gutter, curb stop, catch basin, sidewalk, concrete swale, pedestal, cabinet, hydrant, streetlight, community mailbox, fencing, underground service lines, etc. The Lot Inspection will be required in order to submit a home plan for review. If no initial inspection is completed, any potential pre-existing damages will solely be the responsibility of the Builder.

8.6 Lot Grading Certificate

Landscaping may not commence prior to issuance of a Lot Grading Certificate to be prepared by an Alberta Land Surveyor. The Lot Grading Certificate must show the as-built elevations of the lot graded before landscaping installation. This must be submitted to the City of Airdrie for approval based on the requirements and tolerances in comparison to the design grades that were approved on the plot plan. Landscaping shall be required to be completed within twelve months of the completion of the approved lot development. In the event seasonal conditions prohibit the completion of landscaping, the site shall have all landscaping completed prior to July 15 of the following growing season. For additional and up to date details on these City of Airdrie policies, please refer to the most current City of Airdrie Land Use Bylaw as it can change from time to time.

8.7 Final Lot Inspection

Once the home is fully complete and ready for inspection, Builders must update the construction status via LotWorks, upload a final Lot Grading Certificate, and initiate a Final Lot Inspection

Builders must include a minimum of four pictures, including all building elevations, at such angles that material returns on outside corners may be visible. Doors and windows must be closed when the photos are taken. Driveways and other hardscape features must be included, and each photo should have a detailed label and comments. Landscaping does not have to be completed for an Architectural Final Lot Inspection.

The submitted photos and comments will be reviewed by the Architectural Coordinator to ensure compliance with the final approved drawings and colours. The reports will either be Approved or listed with deficiencies. All deficiencies must be rectified with photo evidence before a report may be changed to Approved.

8.8 Schedule of Applicable Fees

Any changes after the initial submission will be billed to the Builder at the following unit costs*:

Change Requests	\$ 150.00 / change
Secondary Architectural Approval	\$ 550.00
Fee for Consultation	
Senior AT	\$ 200.00 / hr
Intermediate AT	\$ 100.00 / hr

*Fees may be subject to change at the discretion of the Architectural Coordinator and Developer.



9. CONSTRUCTION REGULATIONS

9.1 Material & Equipment Storage

Builders need to remain aware that site cleanliness reflects a positive impression to customers. Builders are asked to monitor their construction sites and uphold best practices with how they conduct their business.

- Builders are allowed to store their materials and equipment on their lots during construction. Pool lots, Municipal Reserve lots, Environmental Reserve lots and Public Utility Lots are not to be used by Builders or trades for the temporary storage of any materials or equipment.
- All stored materials and equipment are placed entirely at the Builders risk.
- All stored items shall be organized 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.
- Leftover ready mix concrete, or concrete slurry is not permitted to be dumped on site.
- The Developer will take all steps necessary to ensure the property is maintained in a professional and respectful condition at all times.

9.2 Code of Conduct

- Construction debris and waste must be contained on site at all times and removed at the end of the project. It is recommended that all garbage bins are emptied on a regular basis and have lids that are closed when appropriate. Should the Developer need to retain external resources to pick up Builder garbage that has blown off site, those costs will be charged back to the Builder.
- Debris may not be burned, dumped, or buried anywhere on site at any time.
- Builders are responsible for the conduct and behavior of all their representative trades, suppliers, and subcontractors. Unless documented with dated photos prior to the house construction, damage to Developer owned infrastructure will be rectified by the Developer and all costs, including those incurred by third party resources, will be invoiced back to the Builder(s). This includes repairs to but not limited to:
 - Curb stops
 - Sidewalks, curbs and gutters
 - Vegetation (Boulevard trees etc.)
 - Utility furniture
 - Fencing
 - Swales
 - Other

9.3 Erosion Control

- Builders shall be responsible for complete erosion and sediment control measures on their lots including:
 - Provision of sediment traps/basins
 - Installation and maintenance of silt fencing
 - Stabilization of loose soil and stockpiles created through Builder excavation activities, and any required mulching, spraying for weed control, seeding.
 - Any Developer installed ESC fencing must be kept and maintained until the Homeowners landscaping is completed

9.5 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 on site at all times.
- Builders are to ensure that their sites are accessed only from designated locations.

9.4 Vehicles and Parking

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





10. DISCRETION

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.

The Developer or Architectural Coordinator does not assume any responsibility to ensure buildings or the construction processes comply with any regulations related to bylaws, laws, engineering, legal requirements, or title encumbrances.

Notwithstanding anything else set out in these Guidelines, the Developer and the Architectural Coordinator, Arcadis 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.

The Developer and the Architectural Coordinator reserve the right to accept home designs which, in the opinion of the Architectural Coordinator, meet the Guidelines set out herein in all respects. Furthermore, the Developer and the Architectural Coordinator reserve the right to alter or make amendments to the Architectural Guidelines at any time without notice.

10.1 No Right to Enforce

Only the Developer may enforce the Guidelines, no purchaser of a lot in Key Ranch Phase 1 may enforce these Guidelines.

10.2 Right to Amend

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

10.3 No Trespassing

No person shall infringe upon, excavate on, destroy, paint, fill in, cut, remove or tamper with any lot in Key Ranch 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

Arcadis	300, 227 11th Ave SW Calgary, Alberta T2R 1R9	Tel: 403.270.5600	www.archcontrol.com
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ENGINEER

Urban Systems	101 - 134 11th Ave SE	Tel: 403.291.1193	www.urbansystems.ca
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DEVELOPER

Lamont Land LP	#200 5716 1 St SE Calgary AB T2H 1H8	Tel: 403.252.7575	www.lamontland.ca
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APPENDIX A

MARKETING MAP



KEY RANCH



PHASE 1

- Development Boundary
- 43 Legal Address
- Municipal Address
- Maximum House Pocket Width (in feet)
- Attached Garage Location
- Transformer
- Cubicle
- Pedestal
- Utility Vault
- Street Light
- Hydrant
- Mailbox
- Restrictive Covenant (Slope)
- Easement
- Concrete Swale
- Wood Screen Fence
- Chain Link Fence
- Entry Monument/Feature
- Lot Type**
- Walkout Basement
- < 1.0 m Grade Change
- 1.0 m - 1.9 m Front to Back
- 1.0 m - 2.5 m Back to Front
- > 2.5 m Back to Front

- Land Use**
- R1U Single Family Front Garage
- R2 Semi-Detached (Duplex)
- R3 Multi-Family
- R1U Show Home

COMMUNITY PLAN (Concept Only)



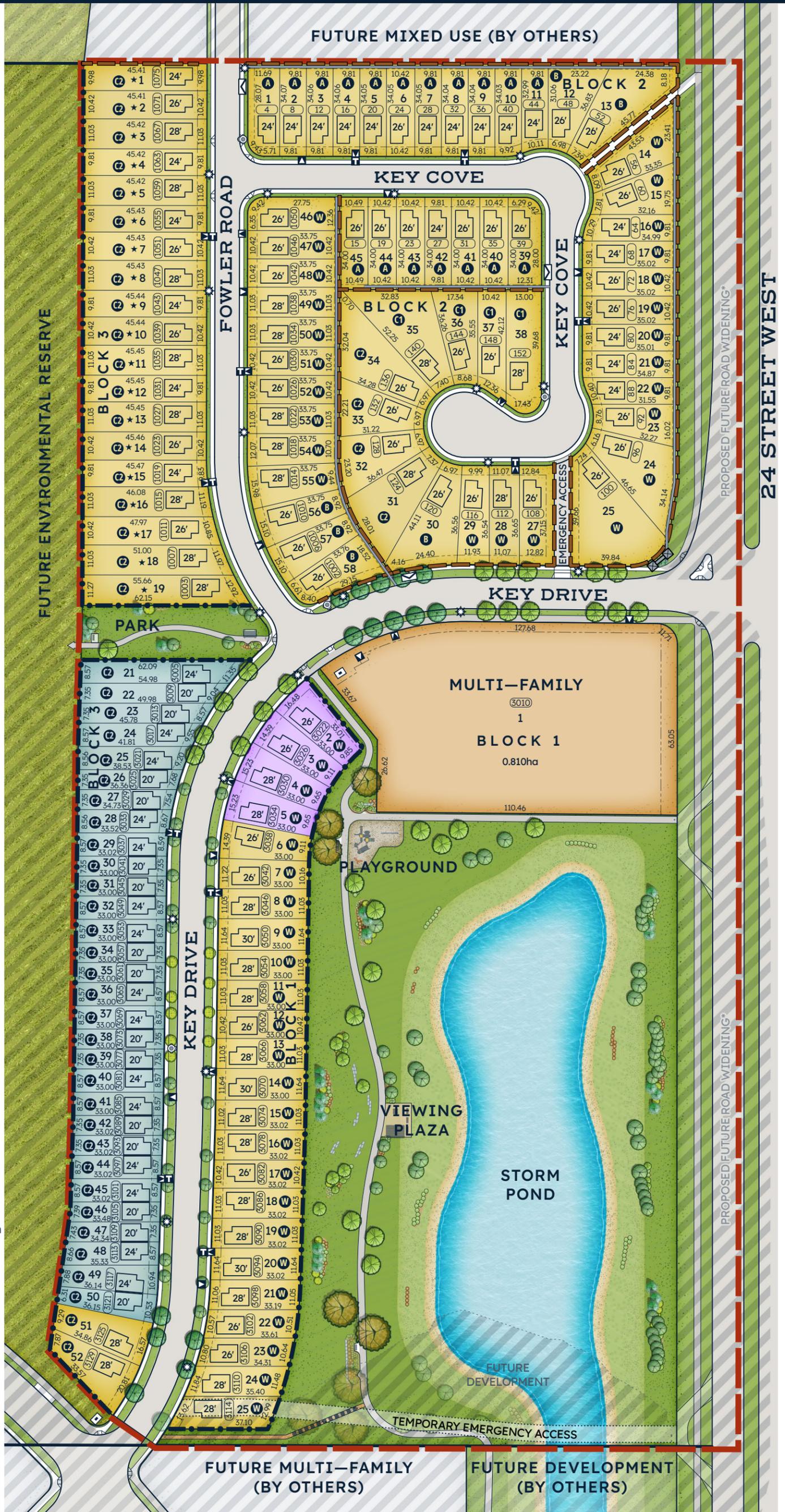
keyranch.ca

0 15 45 105 m

403.252.7575 • lamontland.com 2023.10.31

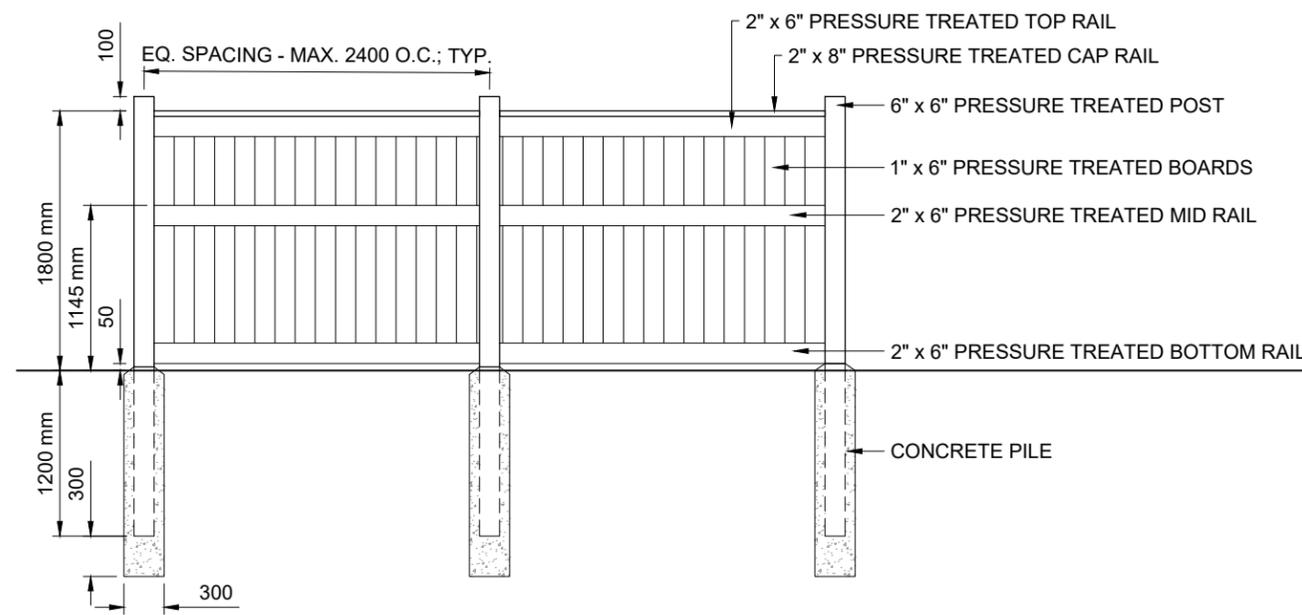
NOTE: This plan, prepared for marketing purposes, is conceptual only and is superseded by the registered subdivision plan, land title and approved engineering drawings. Please refer to the aforementioned plans to confirm all information. Details, including shallow utilities and site furniture, are current at date of printing and are **subject to change without notice** - Developer will not relocate conflicts. Landscape is shown conceptual only. All measurements in meters unless otherwise noted.

*24th Street layout shown is the conceptual future ultimate design. Initial connections will be to the existing 24th Street road with future widening of 24th Street and associated pathways to be completed and determined by the City of Airdrie.

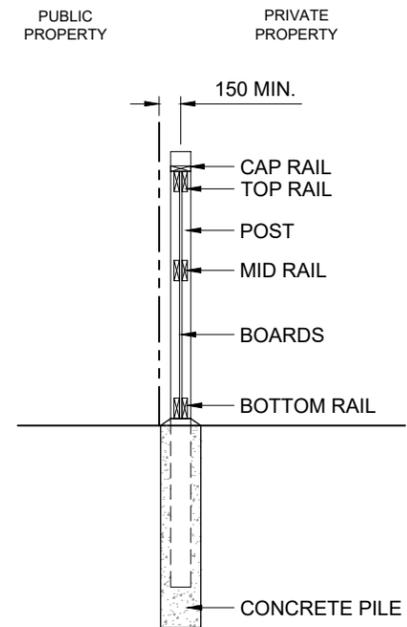


APPENDIX B

FENCING



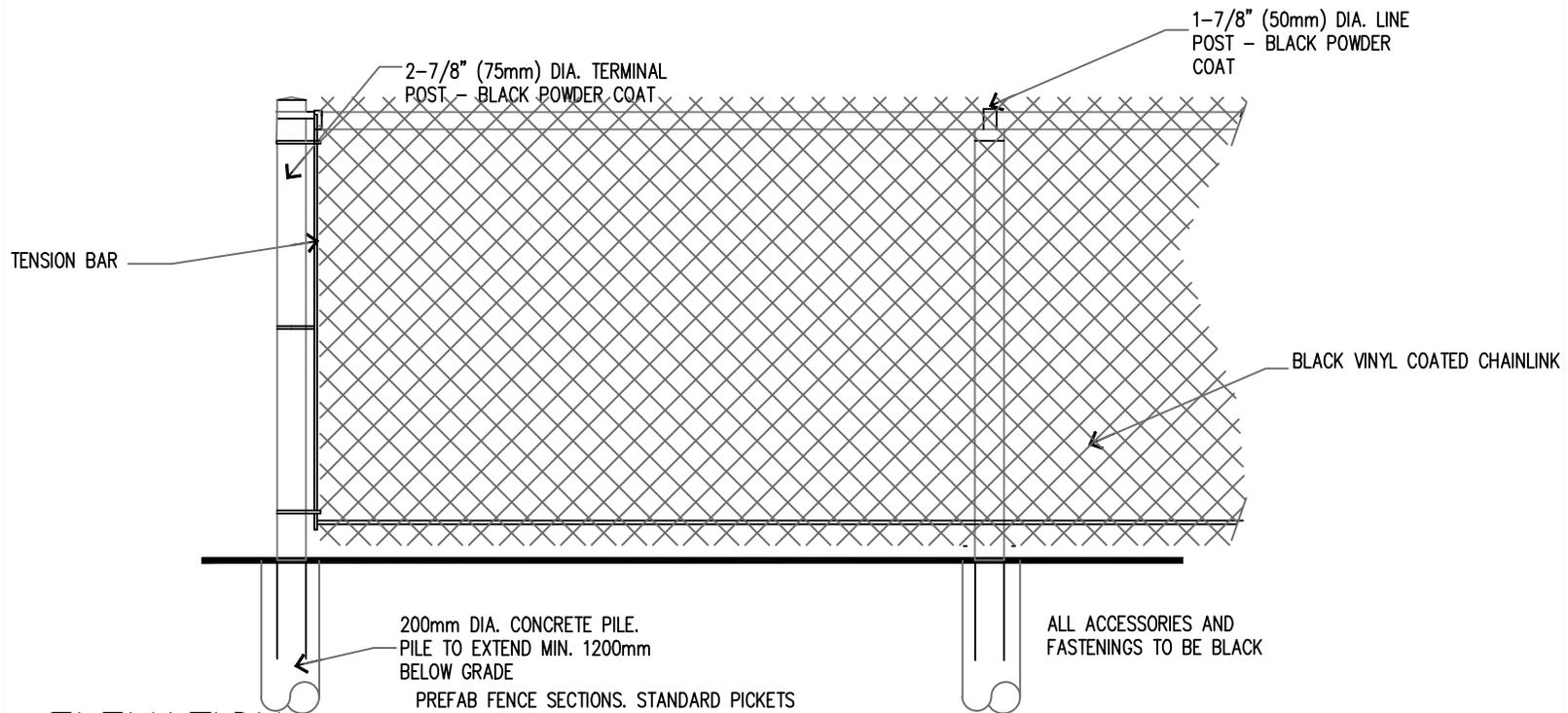
ELEVATION



SECTION

Wood Screen Fence

Scale 1: 50



ELEVATION

SCALE = 1:15

1.2m CHAIN LINK FENCE

AS SHOWN

APPENDIX C

ARCHITECTURAL STYLES

Craftsman

The predominant characteristics of Craftsman homes are moderate to steep pitched roofs, unenclosed eave overhangs, exposed rafter tails, dormers, and full height chimneys. Decorative (false) bams or braces are commonly used in open gables and under eaves. Porches are supported by large square or tapered 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 masonry base is essential on columns for this style to ground the home to add a presence of stability. These columns generally start at ground level and extend without a break to a level well above the porch floor. Base heights may vary but the thickness should always be much greater than the pier.

The style of this home should represent its surroundings so massing and materials must be strongly 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



Farmhouse

This style has a very clean distinctive look highlighted through the use of contrasting siding and window colours. In this style only, the siding may be the same colour as the trim and fascia of the home, as long as the vinyl or metal window colors provide the contrast. Steep roof pitches are generally used with feature portions of the roof covered in standing seam metal.

Feature walls are generally clad in vertical board and batten where the main body of the home has a horizontal lapped siding. A white or light coloured palette is common in this style, highlighted by contrasting roofing and windows.

Typical Design Elements:

- Mix of asphalt and standing seam metal roofing
- Use of wood elements used for soffits in visible areas
- Use of a stone base and stone clad columns at entry
- Interesting rooflines with a steep pitch in most cases
- Trim around opening may be omitted in certain cases where the windows and doors contrast in colour to the siding
- Distinctive front porch



Prairie

Prairie dwellings are characterized by a low, grounded built-form, and shallow pitched roofs with wide overhanging eaves. The roof pitch on Prairie homes is typically 4:12 with 22” minimum overhangs. Siding is the most common exterior surface combined with the use of brick or stone. Board and batten, horizontal siding and paneling are all common secondary wall surfaces. Veranda and porch features are major elements in the composition. Breezeways are also a common element, used to connect different portions of the building and provide weather protection. Windows are typically casement type with substantial wood trim, and grouped together in bands to enhance the ground-oriented built form. Colours vary from the lighter shades of stained or painted wood siding through weathered grays to rich earth tones. Chimneys are generally wider on these homes and finished in brick or stone. Horizontal lines through the home are emphasized through the use of stone and battens.

Typical Design Elements:

- Larger overhangs
- Shallow pitched roofs
- Horizontal battens
- Use of multiple materials
- Masonry base
- Wide chimneys



APPENDIX D

APPROVED SIDING COLOURS

APPENDIX D

APPROVED SIDING COLOURS

James Hardie – ColorPlus

- Arctic White
- Cobblestone
- Navajo Beige
- Light Mist
- Khaki Brown
- Woodstock Brown
- Monterey Taupe
- Timber Bark
- Boothbay Blue
- Evening Blue
- Iron Gray
- Heathered Moss
- Pearl Gray
- Night Gray
- Aged Pewter
- Gray Slate
- Deep Ocean
- Rich Espresso
- Countrylane Red
- Midnight Black

Royal – Colorscapes

- Redwood
- Natural Cedar
- Shamrock
- Granite
- Ironstone
- Wedgewood
- Midnight Surf
- Heritage Blue
- Cocoa
- Urban Bronze
- Riverway
- Marine Blue
- Weathered Gray
- Toasted Almond
- Walnut
- Tree Moss
- Rockslide
- Storm
- Silver Mist

Royal – Colorscapes (light colors)

- Sand
- Brownstone
- White
- Heather
- Wicker
- Harvard Slate
- Linen
- Flagstone
- Estate Gray
- Cypress
- Pebble Clay

Kaycan – Timberlake

- White
- Linen
- Sandalwood
- Bisque
- Wicker

Kaycan – Verona

- Golden Honey
- Autumn Harvest
- Tundra
- Boulder Gray
- Java Brown
- Urban Blue
- Pecan
- Spice
- Midnight Blue
- Mahogany
- Brick
- Evergreen
- Cabot Brown
- Cabot Blue
- Cabot Red
- Castlemore
- Manor
- Ivy Green
- Khaki
- Mocha
- Willow Green
- Clay
- Prestige Beige
- Sage
- Slate Grey
- Flagstone
- Stonecrest

APPENDIX D

APPROVED SIDING COLOURS (CONTINUED)

Mitten - Sentry (ACT)

- Richmond Red
- Grenadier Green
- Khaki Brown
- Annapolis Blue
- Aviator Green
- Eggplant
- Coffee Bean
- Muskoka Green
- Rockaway Grey
- Gunmetal Grey
- Caribou Brown
- Lighthouse Red
- Sapphire Blue
- Regatta Blue
- Timber Bark
- Yukon Grey
- Huron Blue
- Frost
- Bone
- Sandcastle
- Sandalwood
- Hearthstone
- Ash
- Brownstone
- Satin Grey
- Flagstone
- Stratus
- Cypress
- Sage
- Nickel
- Indigo

Gentek - Sequoia

- Majestic Brick
- Dark Drift
- Rockport Brown
- Espresso
- Moonlit Moss
- Coastal Blue
- Midnight Surf
- Smoked Timber
- Meadow Fern
- Rockwell Blue
- Marine Dusk
- Hudson Slate
- Windswept Smoke
- Iron Ore
- Snow White
- Linen
- Sandstone
- Almond
- Monterey Sand
- Wicker
- Canyon Clay
- Pebble
- Pearl
- Dove Gray
- Storm
- Chesapeake Gray
- Sage
- Juniper Grove

APPENDIX E

LAND USE BYLAWS

3.0, LANDSCAPING REQUIREMENTS

8.5.5 R1-U, URBAN STANDARD RESIDENTIAL DISTRICT

8.5.8 R2, LOW DENSITY RESIDENTIAL DISTRICT

8.5.13 R3, LOW-RISE MULTIFAMILY RESIDENTIAL DISTRICT

(Taken from City of Airdrie - Land Use ByLaw 1B-01/2016 - Consolidated Jan 6 2023)

As Amended from Time to Time without notice - Check with City for most current information

8.5.5 R1-U, Urban Standard Residential District

Purpose and Intent

The purpose of this district is to provide for residential development in the form of single detached dwellings on narrow lots with front-attached garages. This district is intended to accommodate a range of small lot building typologies, including both wide/shallow and narrow/deep configurations that still maintain minimum standards of the Bylaw for streetscape design, landscaping, and amenity area.

Permitted Land Uses	Discretionary Land Uses
Dwelling, Single Detached Accessory Building Home Business, Limited Child Care, Limited	Dwelling, Secondary Suite Home Business, General Supportive Housing, Limited Urban Agriculture Bylaw B-08/2021

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Development Dimensions

Minimum Dimensions		
Lot/Unit Type	Area	Width (2)
District Standard		
- Recessed Garage	240m ²	9.4m
- Projecting Garage (3)	280m ²	9.7m
Corner Lot	300m ²	11.0m

Minimum Required Setbacks	
Front Yard (4)	3.0m
Side Yard (5)	1.2m
Side Yard, Corner	3.0m
Rear Yard (6), (7)	8.0m

Massing and Coverage	
Maximum Building Height	11.0m
Maximum Site Coverage	55% of Lot Area
Minimum Landscaping	30% of Lot Area
Minimum Private Amenity Area (8)	60m ² per Unit

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.01
- (2) Notwithstanding the Development Dimensions listed above, no lot shall be created with a Site Frontage less than 6.0m.
- (3) Within this district, a “projecting garage” is where the front face of the garage projects towards the street and is closer to the street than the entry for the dwelling, comprised of the face of the dwelling unit, door, and adjoining porch. A “recessed garage” is where the front face of the garage is level with or recessed behind the entry for the dwelling.
- (4) Notwithstanding the minimum required front yard setback, some lot or building configurations may require a larger setback in order to maintain clearance from any Utility Right of Ways in the front yard, or to accommodate the required 6.0 metre setback from the face of a garage door to the back of sidewalk, or back of curb on streets where no sidewalk is provided (outlined within **Section 7.11** (Driveways and Parking Areas)).
- (5) Notwithstanding the minimum required setbacks listed above, one interior side yard on a lot is permitted to be reduced to 0.6m where the adjoining side yard on the adjacent lot provides a setback of at least 1.2m.
- (6) Notwithstanding the minimum required setbacks listed above, the minimum rear yard setback may be reduced by up to 0.5m for each corresponding 0.305m (1 foot) increase to the lot width above the minimum requirements listed in the dimensions table above. The minimum required rear yard setback cannot be reduced in this way to any less than 5.5m.
- (7) Notwithstanding the provisions of **Section 7.24** (Projections and Encroachments), a deck in the rear yard shall not be permitted to extend into the required rear yard setback in a manner that reduces the remaining rear yard to less than a minimum of 3.0 metres (measured from the edge of the deck to the rear property line).

- (8) In addition to the requirements outlined in **Section 7.4** (Decks and Amenity Areas), the amenity area required in this district shall be provided as one contiguous area with a minimum dimension of at least 5.5m. The overall amenity space may be split for different uses and functions (e.g. a raised deck and yard) as long as both are part of the same contiguous area.
- (9) Notwithstanding the standards outlined in **Section 7.14** (Garage and Carport Requirements), up to 35% of the lots within a subdivision phase are permitted to be designed with a width of less than 10.36m and accommodate a 6.1-metre-wide garage, provided that:
- (a) Any such lots are interspersed within the subdivision to the satisfaction of the Development Authority;
 - (b) The width of any such lots is not less than the minimum that would be applied by the District Standard under the Minimum Dimensions listed above;
 - (c) Any additional lots less than 10.36m wide shall be developed in accordance with the regulations in **Section 7.14** (Garage and Carport Requirements) unless otherwise approved through a Development Permit issued by the Development Authority, and;
 - (d) For any subdivision less than 10 lots, the application of this standard shall be at the discretion of the Development Authority.
- (10) As part of a Subdivision Application, the applicant shall provide a set of design criteria that would create a streetscape deemed acceptable to the Development Authority. The design criteria may include part or all of the following elements:
- (a) Placement of houses with the same elevations and colour treatment next to each other;
 - (b) Separation of identical unit elevations;
 - (c) The intended mix of model types, elevations, and architectural styles;
 - (d) Locating and orientating the front façade wall as close to the front lot line where possible;
 - (e) Ensuring that entry doors are visible from the street;
 - (f) Wrapping façade treatments on corner lots around the side of the building to provide a consistent profile along both facing streets;
 - (g) Consistent treatment of all visible side and rear elevations where they are exposed and visible from a public space, including environmental reserve, school sites, arterial roads (etc.);
 - (h) Compatibility of buildings which are adjacent or opposite one another in massing and height to avoid extreme variation in massing.

The Development Authority may accept these architectural controls or design criteria for multiple subdivision phases or as part of a Neighbourhood Structure Plan.

[Bylaw B-41/2018](#)
[Bylaw B-19/2019](#)

8.5.8 R2, Low Density Residential District

Purpose and Intent

The purpose of this district is to provide for residential development allowing up to two dwelling units per building, primarily accommodating Semi-Detached and Duplex Dwellings.

This district also contemplates a mix of other low-density housing forms intended to have a prominent relationship with the adjacent public streets and designed to be consistent with the surrounding neighbourhood.

Permitted Land Uses	Discretionary Land Uses
Dwelling, Duplex	Dwelling, Garage Suite
Dwelling, Semi-Detached	Dwelling, Secondary Suite
Accessory Building	Dwelling, Single Detached ⁽³⁾
Home Business, Limited	Home Business, General
Child Care, Limited	Supportive Housing, Limited
	Urban Agriculture

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Development Dimensions

Minimum Dimensions		
Lot/Unit Type	Area	Width
Semi-Detached Dwelling - Lane Access or Front Access with Garages up to 4.7m wide	220m ²	7.3m
- Front Access with Garages over 4.7m wide	260m ²	8.5m
Single Detached Dwelling - Lane Access or Front Access with Garages up to 4.7m wide	260m ²	8.5m
- Front Access with Garages over 4.7m wide	280m ²	9.7m
Duplex Dwelling - Lane Access or Front Access with Garages up to 4.7m wide	280m ²	10.36m
- Front Access with Garages over 4.7m wide	300m ²	11.0m

In addition to the list of minimum dimensions noted above, for a corner lot of any dwelling type, the corresponding listed minimum width shall be increased by 1.8m.

Minimum Required Setbacks

Front Yard	4.6m
Front Yard w/Rear Lane	3.5m
Side Yard	1.2m
Side Yard, Corner	3.0m
Rear Yard	8.0m

Massing and Coverage

Maximum Building Height	11.0m
Maximum Site Coverage	60% of Site Area
Minimum Landscaping	25% of Site Area
Minimum Amenity Area	40m ² per Unit

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.01
- (2) No lot shall be created with a Site Frontage less than 6.0m.

Limits on Single Detached Dwelling Land Uses

- (3) Notwithstanding the list of Permitted and Discretionary uses above, no more than 50% of the R2 lots within a subdivision phase shall accommodate Single Detached Dwellings as a Permitted Use. For any subdivision of less than 10 lots, the application of this standard shall be at the discretion of the Development Authority.

Exceptions for Front-Drive Garages

- (4) Notwithstanding the standards outlined in **Section 7.14** (Garage and Carport Requirements), up to 25% of the R2 lots within a subdivision phase are permitted to be designed with a width of less than 10.36m and accommodate a 6.1-metre-wide front-drive garage, provided that:

- (a) The 25% limitation shall be applied separately to both Single Detached and Semi-Detached Dwellings.
- (b) This provision shall not be applied to both adjoining units of any Semi-Detached Dwelling.
- (c) Any lots utilizing this provision shall be interspersed within the subdivision to the satisfaction of the Development Authority.
- (d) Any dwelling that provides a 6.1-metre-wide garage shall be subject to the additional design criteria provided in **Section 7.14(4)** (Garage Design Criteria).
- (e) All other lots within the subdivision phase shall be developed in accordance with all regulations in **Section 7.14** (Garage and Carport Requirements) unless otherwise approved through a Development Permit issued.
- (f) For any subdivision less than 10 lots, the application of this standard shall be at the discretion of the Development Authority.

Parking, Access, and Connectivity

- (5) Where a detached garage of sufficient width and depth has not been constructed on a property to meet the parking requirement of this bylaw for that property, then a parking pad of concrete or similar hard material must be provided so as to provide the required parking area for the approved use(s) on the property.
- (6) Notwithstanding the Minimum Dimensions provided above, the minimum width for a Semi-Detached Dwelling with Lane Access may be reduced to 6.7metres where a 6.1m-wide garage is provided sharing a common wall with another garage on an adjacent site and otherwise meets all of the requirements of **Section 6.1** (Accessory Buildings)

[Bylaw B-41/2018](#)
[Bylaw B-12/2019](#)
[Bylaw B-08/2021](#)

8.5.13 R3, Low-Rise Multifamily Residential District

Purpose and Intent

The purpose of this district is to provide for Multi-Residential Development at a development density that would be compatible with either low density or high density adjacent districts, with a height not intended to exceed three storeys. This district is intended primarily for apartment buildings and similar forms of medium density housing. Townhouses and Semi-Detached dwellings are intended to be used to complement the primary housing forms and for transition to other districts.

Permitted Land Uses	Discretionary Land Uses
Multi-Residential Development Home Business, Limited Child Care, Limited	Dwelling, Townhouse Dwelling, Semi-Detached Dwelling, Live-Work Accessory Building Supportive Housing, Limited

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Minimum Dimensions

Development Site	Area	Width
Multi-Residential Development	800m ²	20.0m
Townhouse AND Semi-Detached	At the discretion of the Development Authority, subject to the standards set out in Section 7.29 (Site Design)	

Development Density

Standard Density Range	37-62 Units/Ha 15-25 Units/Acre
Subject to Site Design Criteria	Up to 74 Units/Ha Up to 30 Units/Acre

Minimum Required Setbacks

Front Yard, Townhouse	3.0m
Front Yard, All Other	4.5m
Side Yard, Townhouse Interior	N/A
Side Yard, Townhouse End	1.5m
Side Yards, All Other	3.0m
Rear Yard, Standard	7.0m
Rear Yard, Facing a Park or other Open Space	4.5m
Building Separation for Multi-Residential Development	3.0m

Massing and Coverage

Maximum Building Height	13.0m 3 Storeys
Maximum Site Coverage	65% of Site Area
Minimum Landscaping	20% of Site Area
Minimum Amenity Area	
- Townhouses	25m ² per Unit
- Multi-Residential Development	15m ² per Unit
Max Continuous Building Frontage (Townhouses/Other Uses)	
-District Standard	6 Units/45.0m
-Subject to Additional Design Criteria	8 Units/60.0m

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.02
- (2) For developments comprising multiple buildings, the Development Authority shall be granted discretion to determine the appropriate provisions for front, rear, and side yards and their associated setbacks.

Parking, Access and Connectivity

- (3) Where there is a private internal roadway, the design and location of parking shall meet the requirements of this Bylaw and shall be to the satisfaction of the Development Authority.
- (4) Visitor parking must be clearly marked and located within a surface parking area.
- (5) Development within this district must address the following to the satisfaction of the Development Authority:
 - (a) Pedestrian access, sidewalks, and walkway connections through the site between buildings, parking and amenity areas, and cross-walks at the perimeter of the site;
 - (b) Accessibility for transit and other forms of transportation;
 - (c) Vehicular access and circulation routes, including loading facilities, waste/recycling collection, and snow storage or removal.

Site Design Criteria for Additional Development Density

- (6) The Development Authority may allow an increase in density above the standard range, shown above, subject to the merits of the application and the following considerations:
 - (a) The location of the development site along a transit corridor or adjacent to a community commercial centre, as determined by the Development Authority.
 - (b) Incorporation of site design and site planning principles consistent with the standards outlined in **Section 7.29** (Site Design).
 - (c) The development's provision of additional amenities and features, above the minimum requirements of this Bylaw, that support broader policy goals and objectives outlined in the Airdrie City Plan or CASP/NSP.
 - (d) The development's ability to support sustainability objectives of AirdrieONE, and the provision of additional amenities and features to support Sustainable Design, Low-Impact Development, or similar initiatives.
 - (e) Other innovative design and planning elements, which may be considered at the discretion of the Development Authority.

3. Landscaping Requirements

Preamble: The regulations contained in this section establish the landscaping requirements for all development within the City. It is recognized that landscaping is an integral component of development and enhances the appearance and environmental performance of developments. It should be noted that while this section outlines the minimum landscaping requirements, specific regulations may also be included within specific land use districts as required to ensure quality development and use compatibility. All sections of this Bylaw pertaining to landscaping should be reviewed and adhered to when developing site plans, design plans and landscaping plans.

3.1 New Development

- (1) All development shall provide landscaping in compliance with this Bylaw.
- (2) The Development Authority may vary the landscaping requirements contained in this Section for an individual development site if the required landscaping has been provided at a broader, more comprehensive level of plan. This may include an Area Structure Plan, Neighbourhood Structure Plan, or Master Site Plan.
- (3) For any variance considered under the above, landscaping must still be provided in a manner that is compatible with the purpose and intent of this Bylaw, properly addressing of the use and development of the site, streetscape, amenity and environmental performance.

3.2 Existing Development

- (1) Development approved prior to the adoption of this Bylaw shall adhere to the landscaping requirements of its approval, to the satisfaction of the Development Authority, unless a new Development Permit application is made.

3.3 General Landscaping Requirements

The following landscaping standards and requirements apply to all development covered under this Bylaw, unless detailed otherwise within a specific land use district or overlay.

- (1) Any portion of a site not occupied by buildings, pedestrian circulation or storage or parking areas shall be landscaped.
- (2) The minimum landscaping requirement listed in any district shall be applied to the whole development site. Where a site includes multiple lots, the landscaping requirement shall be applied comprehensively and not to individual lots.
- (3) All required yard (setback) areas, except for those specifically required for sidewalks and motor vehicle access, are to be landscaped.
- (4) When a landscaped area is required adjacent to a boulevard, the tree species chosen must complement the existing boulevard trees.
- (5) The Development Authority may require landscaping within a site that is intended for future development if, in the opinion of the Development Authority, the lack of landscaping creates a potential negative visual impact, given the visibility of the area from adjacent properties and public roadways.
- (6) All landscaped areas shall be designed to facilitate effective surface drainage consistent with a lot grading plan.
- (7) Parking or storing of vehicles is not permitted on landscaped areas unless approved as a display area on approved Development Permit drawings.
- (8) The siting or location of coniferous and deciduous trees shall be to the satisfaction of the Development Authority, having regard to such considerations as solar access and shade, screening and sight lines, and year-round provision of foliage.
- (9) All areas subject to landscaping shall be maintained as a landscaped area once complete.
- (10) Soft landscaping shall be maintained to the minimum standards of this Bylaw on an ongoing basis. Any tree or shrub required to meet the minimum standards of this Bylaw that does not survive shall be replaced within one year.
- (11) Where existing site conditions may make it difficult to achieve full compliance as otherwise required by this Bylaw, the Development Authority may allow a variance the landscaping standards.
- (12) If the Development Authority allows a variance from the requirements set out in this section, the Development Authority may impose as a condition of development approval, where feasible and practical, landscaping alternatives that focus on the enhancement of streetscape and environmental performance by the addition of landscaping between the building and the adjacent road, and in the parking areas adjacent to the road.

3.4 Landscape Plans

A landscape plan for a proposed development must be submitted as part of each Development Permit application and must include the following information:

- (1) The property lines of the site, adjacent land uses, approximate location of buildings and landscaping on adjacent sites;
- (2) All overhead, surface and underground utilities, limits of easements and right-of-ways;
- (3) The existing and proposed topography;
- (4) The existing vegetation and indication of whether it will be retained or removed;
- (5) The layout of berms, open space, pedestrian circulation, retaining walls, screening, soft landscaped areas, and hard landscaped areas;
- (6) The location, height and materials of all proposed walls, fences and screening;
- (7) Common and botanical names, sizes, and quantities of plant material and the types of landscaped areas; planting details indicating soil depths, amount of topsoil, and mulch types;
- (8) Irrigation systems, if proposed;
- (9) A table indicating the required quantities of plant material, as required by this Bylaw;
- (10) Established City landscaping and infrastructure within 6 metres of the subject property, or any other established landscaping and infrastructure that will be impacted by the proposed development.

3.5 Review and Approval of Landscape Plans

- (1) The Development Authority shall review the landscape plan to verify its compliance with the provisions of this section. The Development Authority may approve, deny or require changes to the landscape plan if it is not in compliance. Provided that the purposes of this section are still achieved, written requests for alternative landscaping schemes may be submitted to the Development Authority and may be considered when the following conditions apply:
 - (a) Topography, soil or other site conditions are such that full compliance is impossible or impractical;
 - (b) It can be demonstrated that the alternative proposal will result in better environmental or aesthetic quality and conditions; or
 - (c) Safety considerations are involved and no other alternative exists to reduce potential hazards.
 - (d) The site has space limitations or an unusual shape;
- (2) The Development Authority may authorize minor changes to an approved landscape plan without requiring a separate Development Permit application.

3.6 Planting Requirements

- (1) Landscaping materials must be selected based on the context of the site and in the case of soft landscaping, for their hardiness, disease-resistance, drought-resistance and maintenance characteristics. When new landscaping is required, existing mature trees and established soft landscaping are encouraged to be retained and augmented where possible.
- (2) Naturalized landscapes, where provided, shall be designed to reflect the plant materials, soil types and topography typical to the relevant sub-region. Generally, naturalized landscapes would apply to areas adjacent to Nose Creek, environmental reserves, major utility right-of-ways and public utility lots, and parking lot islands. Naturalized landscapes may be accommodated in any land use district subject to an approved landscape plan.
- (3) All plants used to complete landscaping required by this Bylaw must be listed in the Alberta Horticultural Guide and shall be tolerant to specific site conditions, such as sun, shade, excessive wind, road salt, etc.
- (4) Tree planting shall be in groupings or mulched beds to encourage improved growth, survivability and aesthetics.
- (5) Shrubs shall be planted in groups of three or more.
- (6) For the purposes of calculating the Number of Plantings Required, the requirements shall be based on the amount of landscaped area required for the site. Where the calculation of Number of Plantings Required results in a fractional number, the requirement shall be rounded up to the nearest whole number.
- (7) Where the calculation of Number of Plantings Required results in less than one tree or less than three shrubs, a minimum of one tree or three shrubs, respectively, shall be provided.
- (8) 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. Adequate means of irrigating and maintaining the landscaping shall be provided.
- (9) Any trees or shrubs which are found at the time of an inspection that are identified as diseased or in decline must be replaced during the next planting season, unless otherwise accepted by the Development Authority.

- (10) The minimum specifications for plantings required by this Bylaw at the time of planting shall be as outlined in **Table 4** (Minimum Landscaping Requirements) below:

Table 4: Minimum Landscaping Requirements

Feature	Minimum Requirements
Deciduous Trees (Small)	50mm Caliper
Deciduous Trees (Large): Must be at least 50% of trees provided	70mm Caliper
Deciduous Shrubs	450mm Height OR 2 Gallon Pot Size
Coniferous Trees	2.5m Height
Coniferous Shrubs	600mm Height and 350mm Spread OR 5 Gallon Pot Size
Ratio of Deciduous/Coniferous Trees	Deciduous Trees shall represent between 25-75% of the required tree count as determined to be appropriate by the Development Authority.
Shrub Substitution	5 shrubs may be substituted for any one small or large tree at the discretion of the Development Authority
Number of Plantings Required	1 tree and 2 shrubs per 25m ² in Residential Districts except as otherwise stated in this Bylaw 1 tree and 2 shrubs per 30m ² in Commercial and Mixed-Use Districts 1 tree and 2 shrubs per 45m ² in Industrial Districts 1 tree and 2 shrubs per 70m ² in Public Districts, unless a different standard is determined to be appropriate by the Development Authority.

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- (11) No individual tree species shall represent more than 33% of the total trees required for any development.
- (12) Notwithstanding the Number of Trees Required outlined in **Table 4** (above) for Single Detached, Semi-Detached, and Duplex developments, or portions thereof for a comprehensive development, the requirement for front yard landscaping shall be:
- Two (2) trees per lot, or;
 - A combination of trees and shrubs equivalent to two (2) trees per lot, in accordance with the Shrub Substitution provisions outlined in **Table 4** (Minimum Landscaping Requirements), or;
 - A xeriscaping plan, incorporating drought-resistant and local plant species, prepared to the satisfaction of the Development Authority.

3.7 Hard Landscaping Requirements

- Unless otherwise accepted by the Development Authority, all landscaping required for a development site shall be provided as soft landscaping.
- The Development Authority may accept the provision of Hard Landscaping to satisfy the requirements of this Bylaw where the landscaping provided meets all of the following criteria:
 - Is consistent with the purpose and intent of the Land Use District in which it is located;
 - Provides amenity for the site;
 - Is permeable and does not alter the approved grading and drainage pattern for the site;
 - Contributes to the environmental performance of the site; and
 - Is sensitive to conditions of the site and its interface with the surrounding area.

3.8 Alternate Landscaping Requirements

- Where a proposed development provides Enhanced or Low Water Landscape treatments and meets or exceeds all other requirements of this Bylaw, the Development Authority may reduce the minimum required landscaped area by up to 20% of the requirement that is stated in the district.
- For Enhanced Landscaping treatments, the minimum landscaped area required by the district may be reduced at the discretion of the Development Authority where:
 - 1.0 trees and 2.0 shrubs are planted for every 30m² of landscaped area provided;
 - All deciduous trees have a minimum calliper of 70mm at the time of planting;
 - Coniferous trees have a minimum height of 3.0 metres at the time of planting.

- (3) For Low Water Landscaping treatments, the minimum landscaped area required by the district may be reduced at the discretion of the Development Authority where:
 - (a) A low water irrigation system is provided and irrigation is confined to trees and shrubs on-site;
 - (b) Trees and shrubs with similar water requirements are grouped together;
 - (c) A maximum of 30% of the required landscaped area is planted with sod and the remainder is covered with plantings or mulch;
 - (d) A minimum of 30% of required plantings provided on-site are Low Water plantings.

3.9 Artificial Landscaping

- (1) Artificial landscaping shall be at the discretion of the Development Authority and subject to review of a landscaping plan complete with specifications on the artificial landscaping proposed (i.e. composition, installation, base materials, drainage test reports, etc.);
- (2) Artificial turf must be permeable and able to meet appropriate drainage and runoff standards to the satisfaction of the Development Authority;
- (3) Where artificial turf is proposed in residential districts, it:
 - (a) Shall be complementary to other natural landscaping elements proposed on the subject property and the surrounding area that would, in the opinion of the Development Authority, improve the overall aesthetic of the property and the neighbourhood;
 - (b) Shall include a thatch layer to provide integrated colour variation to the satisfaction of the Development Authority;
 - (c) Shall provide an appropriate material weight and varied blade height to ensure a natural aesthetic to the satisfaction of the Development Authority
- (4) Artificial turf shall not be permitted in all other districts, except where forming part of a Day Care, Animal Service, or Outdoor Recreation facility;
- (5) Artificial landscaping must be maintained and repaired or replaced if damaged within thirty days of receipt of notice from the Development Authority;
- (6) The Development Authority, in evaluating a proposal for artificial landscaping, shall consider:
 - (a) Interface with landscaping on adjacent properties and other landscaping treatments on the site;
 - (b) Visibility of the artificial landscaping from the street and adjoining properties;
 - (c) Existing distribution of artificial landscaping in the surrounding area, as determined by the Development Authority.

3.10 Landscaping in Industrial Districts

Notwithstanding the setbacks identified in any industrial district, any development in an industrial area:

- (1) Shall include a 5.0m landscape buffer adjacent to the property line that abuts or is adjacent to a residential district, or as determined by the Development Authority;
- (2) Shall include a 5.0m landscape buffer adjacent to the property line that abuts Veterans Blvd., Yankee Valley Blvd., East Lake Blvd., Hamilton Blvd. or Kings Heights Blvd.;
- (3) Shall include a 3.0m landscape buffer adjacent to the property line that abuts any other Collector or Arterial road.

3.11 Landscaping in Commercial and Institutional Districts

Notwithstanding the setbacks identified in any commercial or institutional district, any development in a commercial or institutional district, except the Downtown Core Mixed Use District (M3):

- (1) Shall include a 3.0m strip of landscaped area adjacent to a property line that abuts a road;
- (2) Shall ensure that off-street loading spaces in any commercial district adjoining or fronting onto any residential property in a residential district are screened on each side by a wall, fence, berm or hedge not less than 1.8m in height to the satisfaction of the Development Authority;
- (3) Shall screen all outdoor storage areas from view of adjacent arterial roads through the use of fencing, landscaping, masonry wall, berm, or combination thereof, in addition to the any other applicable regulations in this section, to the satisfaction of the Development Authority;
- (4) May require other types of screening at the discretion of the Development Authority to reduce visual impact between the residential and non-residential district.

3.12 Landscaping in Parking Areas

- (1) Landscaping shall be incorporated into the design of parking lots to improve streetscape and aesthetics of the site, enhance the pedestrian environment, improve the internal circulation and allow for stormwater infiltration on the site.
- (2) Landscape islands shall be required for surface parking areas with a capacity of 50 or more vehicles.
- (3) Landscaped islands provided in parking areas:
 - (a) Shall be provided at the beginning and end of every row of parking stalls;
 - (b) Shall be spaced with no more than 24 parking stalls between landscaped islands;
 - (c) Shall be provided with a minimum area of at least 20m² and a minimum dimension of at least 1.8m;
 - (d) Shall be provided with a minimum depth of 0.75m and a minimum volume of 15m³;
 - (e) Shall require a minimum of 1 tree or equivalent plantings per 10m² of landscaped island area. Planting types and species provided for this requirement shall be selected based on survivability in constrained landscaped areas;
 - (f) May identify up to one-third of the provided landscaped islands on a site which can be used to accommodate snow storage for the site during winter and may have reduced plantings provided within such islands accordingly.
- (4) Landscaped islands must be surrounded with a concrete curb and designed and located in such a way that the health of all landscaping associated with them can be maintained for the life of the principal development.
- (5) The Development Authority may approve a different planting requirement where the landscaped island contains a naturalized planting scheme, and/or where the landscaped island is used to detain storm water.

3.13 Securities and Letters of Credit

At the time of subdivision, or as a condition of a Development Permit, an irrevocable letter of credit or other form of security deemed acceptable to the Development Authority may be required to ensure that proposed landscaping is carried out with reasonable diligence. The details and requirements of this security shall accord with all applicable security policies of the City and related agreements (e.g. subdivision servicing, development agreements), as may be amended from time to time, including but not limited to Section 2.5 of this Bylaw, where applicable.

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APPENDIX F

ARCHITECTURAL SUBMISSION PROCEDURE

Architectural Controls Application Procedure - LotWorks

Approval Process

Preliminary Review

To achieve the desired look in our selected communities, designers are encouraged to create preliminary renderings or sketches of home plans and elevations and submit them to the Architectural Coordinator for preliminary review to ensure compliance of the Architectural Guidelines. These drawings may be submitted electronically or by e-mail.

Formal Application Submission

Builders must submit their Architectural Approval Submission on LotWorks for the Architectural Coordinator to review and ensure compliance of the Architectural Guidelines. This must be done before submittal to the Municipality for a building permit.

Username and Password

Before the builder can submit for Architectural Approval they must have accounts set up on LotWorks for each member of the builders group. Builders must contact the Developer to set up a new account, and to add or remove users.

Application Procedure

Once logged in to LotWorks, builders will find the lots made available by the Developer in the Builder Inventory. Builders may start the Architectural Review submission process by finding the applicable lot and clicking Submit Design. LotWorks will take you through several steps:

1. Design Style
2. House/Lot Measurements
3. Setbacks & Grade Details
4. Model Type
5. Exterior Finishes – This must be fully complete including materials, manufacturers and colours.
6. Design Review and Upload Drawings (drawing requirements below)
7. Click the Submit Design button again (this save the information and change status to Design Submitted. Once submitted, please wait 5-10 business days for Arcadis to review).

*Note you may click Back or Reset Form to make edits while updating the application information. Information will not be saved until the last Submit Design button is pressed and the status is changed.

Plot Plan (1:200 scale) showing the following: **Please remove customer names.**

- Lot size with dims
- Building Envelope line

Architectural Controls Application Procedure - LotWorks - LotWorks

- Parcel Setbacks
- Lot Coverage
- Easement and Utility Rights of Way
- Service boxes, street signs, hydrants and other site furniture
- Property Line and House Corner Grades
- House Footing and Top of Joist elevations

Construction Drawings (1/4"=1'; 3/16"=1'): Please remove customer names.

- Front, Side and Rear Elevations
- Basement, Main and Upper Floor Plans
- Cross Section

Drawings uploaded must be in PDF format. Applications may take up to 10 business days to process depending on work-loads. Second reviews for final approved may be completed within 2 business days.

Once the Architectural Coordinator has completed the approval the builder will receive an e-mail stating the status of the submission. The status will be set to either "Architectural Design Approved" or "Architectural Design Rejected". If the plan has been rejected, this means there are changes which need to be done prior to full Architectural Approval. This will include colours, plot plan, or elevation changes. Plans with mark-ups must be revised and re-uploaded through the website. Colour changes will be marked with an 'X' and comments can be found in the "Approve" column where Architectural Coordinator will state reasons why this colour has not been approved. Once all the requirements have been met, the Architectural Coordinator will change the status of the application to "Architectural Design Approved".

Printing the Approval

When the submission is in the "Approved" status, the applicant may now print the final set of stamped drawings along with the Grade Slip. The applicant must find the lot on their LotWorks dashboard and save the PDF House Plan and Plot Plan. The Grade Slip will be attached to the Plot Plan document.

Design Change

A Design Change application includes modifications to the existing house such as box-out additions, windows, colours, materials, or grading etc. When applying for changes after final approval of a home is given, there will be a variable rate change request fee. Change requests can be made online through the LotWorks dashboard. This does not include new home submissions. If the entire model of the home has changed, the builder will have to notify Arcadis at the time of resubmission. A fee for a new architectural review will be invoiced directly to the builder.