



Building Standards

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These building standards must be adhered to by all property owners and their builders, in order to preserve property values and maintain general aesthetics. In addition, all buildings are to comply with the current RM of Lumsden Zoning Bylaws as may be amended from time to time.

1. Architectural Design and Mechanical

A. Building Size and Setbacks

- Minimum house size is 1550 sq. ft. for a bungalow or bi-level, or 1900 sq. ft. for a two-story dwelling (excludes porches, decks, garages, and basement)
- Minimum double car attached garage.
- Setback must be between 60 meters and 90 meters from the front property line

B. Foundations

- Concrete or insulated block foundations, or any other approved foundations; no wood foundations



C. Exterior

i. Design

- In keeping with the rural setting and style of the development, exterior style should be traditional and/or a country home esthetic.
- Minimum primary roof pitch of 6/12

ii. Materials and Colors

- Exteriors may use acrylic stucco, fiber cement, prefinished engineered wood, brick or stone or other approved materials.
- Use of brick or stone is recommended however designs that include variations of siding styles will also be welcomed.
- Exterior finishes must be neutral tones (no pastel or bright colors)
- Roofing materials must be asphalt shingles (minimum 30 year), composite materials, steel.

D. Energy and Solar

- Solar energy is permitted; solar panels must be situated behind the home or on the backyard side of the roof.
- Sites are serviced for SaskPower and SaskEnergy up to the property line, extending services to the home is the responsibility of the purchaser.

E. Water and Septic

- Homeowner is responsible for the installation and maintenance of their own well
- A hydrogeologic report has been completed which has determined that sufficient potable water is available for the development and area homes - See Appendix
- Various water treatment systems are available however a reverse osmosis system is recommended for the highest quality water.
- Homeowner is responsible for the installation and maintenance of their own septic system.
- A geotechnical report has been completed which has determined that only holding tanks or 'modified' Type II mounds are permissible on the lots (see Appendix for further information on septic requirements)



2. Site Planning

A. Shelter Belt:

- Each property owner is responsible to plant and maintain their portion of a shelter belt for the development.
- Between each lot, there will be a minimum of four rows of trees; each property owner will be responsible for the two rows on their property.
 - Tree rows should be spaced at 12 feet from the next row for ease of maintenance.
 - Property owners may add more rows if desired.
- The perimeter of the development will be consistent among all lots:
 - The exterior shrub shall be a Shrub Willow or Acute Willow
 - The second row shall be a Scots Pine/Spruce
 - The two interior rows shall be Tristis Poplar
- Timeline: trees must be planted during or before the second growing season following construction
- See Appendix for additional information and recommendations.

B. Lot Grading/Drainage/Driveway and Landscaping:

- No substantial changes in elevation of the land shall be made without the developer's approval.
- The purchaser is responsible to take adequate steps to ensure final grade flows away from their own home. A drainage study has been undertaken and recommendations have been considered in the initial grading for the development.
- Grading of lots shall not interfere with the drainage pattern of the property.
- Timeline – front yard must be landscaped to the point of seeding in large areas by the second growing season following completed construction of the home.
- The homeowner is to manage the yard during construction so as to not negatively affect others. Lots that are unkempt may be fined if they are not maintained.
- A project road construction plan is required for the various phases of construction to ensure safe delivery of services and materials.

C. Additional garages or buildings

- Any detached buildings must be situated behind the house.
- Detached garages must closely match the facade of the house.
- Detached accessory buildings or utility buildings are subject to design and location approval by the developer.



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3. Construction Guidelines

All building plans must be approved by the developer.

- Plans must be submitted a minimum of 60 days prior to planned construction. Plans will include:
 - Stamped blueprints by Engineer
 - House Plan Approval Form regarding the colors, model types and minimum footages (form provided by the developer)
 - Eligible Contractor Application Form (provided by the developer)
 - Building plans and deposits submitted to info@prairieviewestates.ca
- Once the above items are received and approved, the developer will forward an approval to the RM of Lumsden. No changes may be made to an approved application without the written consent and approval of the developer.
- Construction must commence within 2 years from the time of purchase.
- Construction must be complete within 2 years from commencement.
- The developer may approve exceptions on a case-by-case basis.
- Changes to originally submitted plans or additional construction plans must be submitted to the developer for approval a minimum of 30 days prior to planned construction. All engineering costs will be owned by contractor and be submitted with the plans for revision.

4. Fees, Deposits and Penalties

- Any damages to the road, drainage, neighboring property, etc. is the sole responsibility of the owner/contractor.
- If the damage is not repaired within 10 days of notice, or sooner if deemed necessary by the developer, it may be repaired by the developer; the cost for the repair will be billed to the homeowner at the cost plus 20%.
- Penalties: in the event of a violation of the building guidelines, the developer may seek any and all legal or equitable remedies available. The developer can assess a fine of \$50 per day against the owner for each event of non-compliance or violations.
- A \$2500 refundable deposit will be provided at the time of lot purchase to ensure construction related damages or concerns can be addressed in a timely fashion. Any damage or implied use of these funds shall be communicated by email or letter so a resolution can be jointly addressed.