

**Creekside Estates  
Melfort, Saskatchewan**

**Development Guidelines**

Development Guidelines create character within the neighborhood and fulfill the original vision of the neighborhood design. These Guidelines have been created to ensure reasonable uniformity in residence size, roof style and exterior finish in order to create a country residential character and visual appeal for Creekside Estates.

**1. Development Officer**

For the purpose of these Development Guidelines MI Developments Ltd. or its successor or assign, shall designate a Development Officer from time to time. The initial Development Officer shall be Mel Annand, 208 Main Street, Melfort, Saskatchewan S0E 1A0, 752-2707.

**2. Siting of House**

The house shall be sited near the center of each lot, creating relatively equal side yards, and a consistent front yard through the neighborhood. A specific set back for the house will be assigned to each lot by the Development Officer.

Side yards and set backs for construction of all buildings must be approved by the Development Officer.

**3. Minimum House Sizes**

Only one private dwelling house, to be occupied by one family only, shall be erected and standing on a lot at any one time and each such dwelling house shall have the following attributes:

- 3.1 Minimum square footage of the above grade floor area (excluding attached decks, patios and garages):
  - 130 sq. meters- 1400 sq. ft. – Bungalows and Bi-Levels Houses
  - 186 sq. meters - 2000 sq. ft. – Two-Storey Houses
- 3.2 Houses not meeting the minimum square footage may be approved by the Development Officer in its discretion if they have sufficient architectural merit and visual curb appeal.

#### **4. Roof Lines and Overhangs**

The rooflines on any unit must be consistent and complimentary to the total house design. A steeper roof detail is required to be the main roof style in order to provide a consistent roof appearance in the neighborhood. Roof pitches of a minimum of 5 in 12 and a maximum of 12 in 12 are required. Minimum roof overhang to be 60 centimeters, except over a cantilever, bay or boxed out window where the minimum overhang required is 45 centimeters.

#### **5. Materials**

All construction shall be with new material only. There shall not be installed or erected on the Lot, any dwelling house, garage, or other out-building which shall have been previously occupied or used on any other parcel of land.

#### **6. Roof Materials**

6.1 The roof materials for all dwelling houses shall be pre-approved by the Development Officer and shall be one of the following:

- (a) 25 year or better decorative shingle in brown, grey or black shades only;
- (b) Wood shakes;
- (c) Clay or concrete tile (muted colours only);
- (d) Metal shakes or tile in earth tones.

No metal roofs are allowed. All roof stacks, flashings, and etc. are to be finished to match or complement roof colour and finished detail.

6.2 Soffits are to be painted to match trim colour or in a compatible color if pre-finished.

6.3 Eaves trough colours are to match fascia colour.

#### **7. Primary Finish**

Vinyl siding, cement board siding, stucco, brick or stone will be allowed in muted or earth tones only. Siding is not to exceed 80% of the surface of the street elevation. All stucco must be complemented with stucco detailing. Homes using stucco as the primary finish are required to incorporate box outs. In all cases the design treatment of the rear elevation should blend with the rest of the house.

#### **8. Stone Finish**

A minimum of 20% of the surface area of the street elevation of the home is required to be in natural or artificial stone.

## **9. Lot Grading**

The Development Officer will issue a grade slip showing the acceptable grade levels for each lot. Grade levels will not exceed 0.60 meters (2 feet) above street edge level. Lot grading is to conform to the existing topography and drainage plan. Any proposed grade level alterations showing that lot grades comply with the drainage plan, must be approved by the Development Officer.

## **10. Elevations/Detailing**

In order to control and limit the height of basements above ground, and the overall height of houses the following shall apply:

- (a) No basement shall exceed 2.74 meters (9 feet) in height to the bottom of the floor joists.
- (b) No basement footing shall be less than 1.82 meters (6 feet) below the grade level established for the house.
- (c) No house shall exceed 9.90 meters (32.5 feet) in overall maximum total height above the grade level established for the house.

## **11. Corner Lots**

Special attention must be paid to side elevations and side yard setbacks on all corner lots. The side elevations should have the same treatment (i.e. box outs, detailed battens, stone) as the front elevation. Two-story plans will be allowed on corner lots. The Development Officer must approve side elevations on all corner lots. Side drive garages are allowed on corner lots.

## **12. Chimneys/Vents**

All flues are to be boxed in with the same finish and detailing as the house.

## **13. Parging**

The maximum height of parging or grey concrete colour finishing on the street elevation is 1 meter above the finished grade elevation.

## **14. Colours**

All exterior colour schemes will be approved on a house-by-house basis. The Development Officer reserves the right to approve or disapprove any colour scheme.

No adjacent homes shall be of the same colour with the same material (i.e. white stucco is acceptable next to white siding). Similar colours such as linen, white and light grey are not the same colour and can be built side by side providing the trim colour is substantially different. Siding and trim colour combinations cannot be exactly the same side by side, however this does not eliminate the possibility that the trim colours may be the same on houses side by side if the main body is a different colour (i.e. a cream house with white trim

could be next to a blue house with white trim). More than one trim colour could be approved, providing the combinations are compatible. Notwithstanding this, the Development Officer will not permit the predominance of one colour within any portion of the neighborhood. The main goal is only to limit the colour choice on the main body of the house to the extent of avoiding bright colours which are not in keeping with the character of the neighborhood.

## **15. Driveways and Garages**

Attached double front garages with driveways are required on all houses. Triple garages will be allowed on lots wide enough to accommodate a triple, providing the siting of the home is not compromised. The maximum distance between the top of the garage door and the garage eave line should not be more than 600 mm (2 feet) without the addition of an architectural feature such as a louver.

The attached garage must be constructed at the same time as the dwelling is built. Minimum inside dimensions shall be 6.0 meters (20 feet) wide and 6.6 meters long (22 feet).

Detached garages may be approved by the Development Officer on written application and are to be located as approved by the Development Officer. Detached garages shall be no larger than 8.4 meters (28 feet) x 12.0 meters (40 feet) with wall height no greater than 3.0 meters (10 feet).

As a minimum requirement, all driveways shall be completed with a gravel surface. Concrete or pavement would be preferred. The driveway shall be completed within 12 months of the initial building permit date for the residence. All approaches shall be those presently constructed and in place. If approaches are to be moved or re-constructed, they shall be at the Lot Owner's expense and only with approval in writing from the Development Officer prior to the approach being moved and /or reconstructed.

## **16. Accessory Buildings and/or Garden Sheds**

Wall finishes and colours must complement the house, while roof materials are to match. Garden sheds shall be no longer than 12 square meters (120 square feet). Store-bought plastic or metal sheds are prohibited.

- 16.1
  - a) An accessory building cannot exceed one story and the vertical distance to the highest point on the roof must be less than 5.0m;
  - b) The maximum allowable wall height for any accessory building is 3.0m;
  - c) An accessory building must be at least 5.0 m from any property line and 5.0 m from the house;

- 16.2 A development permit is required for all accessory buildings. The plans must include the following:

- a) A site plan showing the location and dimensions of the new accessory building along with all other existing buildings on the property;

- b) A floor plan with building material specifications and construction details; including direction of roof trusses and location of windows and doors;
- c) A cross-section may be required in some instances to show the height of the building above grade;
- d) Foundation details

## **17. Fencing**

Only green chain link fence with green or galvanized posts in concrete or white vinyl fences on side and rear yards or swimming pools may be constructed to a maximum height of 2 meters. No other fencing is allowed. A development permit is required for all fencing. Fencing design must be approved by the Development Officer in his sole discretion.

## **18. Waste Storage**

No rubbish, trash or garbage, or other waste material shall be kept or permitted upon the Lot except in sanitary containers, screened and concealed from view, and no portion thereof is to be unsanitary, unsightly, offensive or detrimental to any other property in the vicinity thereof or to its occupants. Such containers shall not be exposed to the view of the neighboring lots. No lumber, grass, shrubs or tree clippings, plant waste, metals, bulk materials, or scrap, refuse or trash shall be kept, stored or allowed to accumulate on any portion of the Lot except within the enclosed structures where suitably screened from view;

## **19. Sump Pumps**

Weeping tiles cannot be connected to the sanitary sewer. Weeping tiles must drain to a sump pump and the flows will be discharged to the surface by means of a sump pump. This configuration should comply with Municipal and Provincial standards.

## **20. Yard Light**

A yard light is required at the intersection of the approach to the lot and the street. It will be decorative in nature of a type and style designated or approved by the Development Officer. It shall be operated by a photocell switch such that it remains lit during all nighttime hours.

## **21. Landscaping**

Owners are required to pay to MI Developments Ltd. a \$2,500.00 landscaping deposit. Said deposit will be released upon satisfactory completion of grading and landscaping.

Landscaping shall include:

- a.) Sodding or seeding of the front and side yard to the street.
- b.) Two (2) trees planted in the front yard with a minimum height of 250 centimeters (8 feet) for coniferous trees or minimum calliper of 5 centimeters (2 inches) for deciduous trees (measurement taken 25 centimeters (1 foot)

- above root ball). Trees on corner lots must comply with regulated site triangles.
- c.) At least one additional landscape feature such as a shrub bed, flower bed, rock garden, etc. is to be developed.

Residents wishing to have a xenoscape or ecoscape in the front yard rather than grass must submit a detailed landscaping plan to the Development Officer for approval. Each such landscaping plan will be individually evaluated.

Perimeter shrubbery is not allowed in the front yard.

Landscaping is the responsibility of the homeowner and is to be completed within 1 year of completion of the house.

The Development Officer must be in receipt of the following documentation prior to release of the landscaping deposit:

- a.) Written request for release should be forwarded to the Development Officer for final inspection upon completion of landscaping.
- b.) Final grading approval from the City of Melfort.
- c.) Final inspection report by Development Officer outlining as built conformance with the guidelines and house plan approval.
- d.) Final inspection by Development Officer for report of damages to municipal improvements.
- e.) Final inspection by Development Officer of the completion of all minimum landscaping requirements, including the driveway.

Provided all requirements have been met, the Development Officer will release the deposit to the Owner.

## **22. Excavation Material**

Owners must ensure that all excavation is kept within the confines of their lot. Any spillage on a road, sidewalk or neighboring lot must be removed immediately or the Developer will arrange for its removal and invoice for expenses.

## **23. Clean Up**

Owners should encourage timely removal by all subtrades of litter on building sites. Owners found negligent will be back charged for clean up carried out by the Vendor.

## **24. Inspection Damages**

Each Purchaser must inspect the condition of the local improvements installed by the Vendor including but not limited to the streets, ditches, utilities, walk ways, etc., in, on, or around his/her lot prior to commencement of construction in order to determine if any of these local improvements are damaged. Written notice of any damages must be submitted to the Development Officer prior to purchasing the lot. Otherwise costs of repairing

damages for it shall become the sole responsibility of the Purchaser. The Purchaser shall be responsible for all damages to adjacent lands caused by any construction or other activities initiated, authorized or permitted by the Purchaser on or near the Lot or other parts of the development. In particular, the Purchaser agrees to pay for all such damages to the road, shallow utility systems, survey pins, fences and other such items that are damaged during construction on the Purchaser's property.

## **25. Storage**

No side or front yard shall be used for the storage of machinery, goods, commodities or other forms of material.

## **26. Recreation Equipment and Inoperable and Commercial Vehicles**

Recreation vehicles and commercial vehicles larger than three-quarter ton shall not be stored in the front yard or driveway of any property between the building line and the street and, if otherwise stored on the property, shall be screened to reduce unattractive visibility of such vehicles or equipment from the abutting street and adjacent homes.

Any permanently or temporarily inoperable vehicle shall be stored only in enclosed garages or screened compounds.

No owner shall park, store or keep any large commercial type of vehicle, such as, but not limited to, a dump truck, cement mixer, oil and gas truck, tractor-trailer or farm machinery on any property or road in the development, or upon any parking space except in a garage or compound where it is not visible from any part of the development. The above excludes any truck up to a  $\frac{3}{4}$  ton used as usual transportation;

## **27. Subdivision**

No Lot shall be subdivided or consolidated with other lots.

## **28. Development Approval**

No development shall be undertaken in Creekside Estates unless and until a Development Permit is issued by the Development Officer in accordance with the application process established in these guidelines.

### **28.1 City of Melfort Standards**

Formal standards for construction will be those as established in The City of Melfort Zoning Bylaw for the RIB District. A copy of the Zoning Bylaw, RIB Low Density Residential District is attached. Conformity with the subject guidelines does not replace the required approval process of the City of Melfort.

### **28.2 Applications**

An application must be submitted to the designated Development Officer as follows:

1. Completed and signed application forms,
2. Two complete sets of plans and elevations,
3. Two copies of the plot plan with grade elevations,
4. Colour/product samples if required, and
5. A landscaping deposit of \$2,500.00

A copy of the application form and marked-up set of plans shall be returned to the Owner. The original application form and one set of similarly marked prints will be kept for future reference.

Any changes by the Owner from approved plans must be approved in writing by the designated Development Officer. An application is deemed to be received on the date that it is complete in its entirety.

Homes are to be completely constructed within one year of the date of commencement of construction.

Approval of an application is a prerequisite to obtaining a Building Permit from the City of Melfort. Any changes by the Purchaser from approved plans must be submitted to the designated Development Officer for approval in writing.

The information contained in this Development Guidelines Document is provided as a guide to be used by the Owner. Applicants may submit alternative details to those outlined in these Guidelines providing that it is demonstrated that conformity to the overall objectives for the quality of the area is being maintained. The acceptability of such alternatives is solely at the Development Officer's discretion. The Purchaser shall be solely responsible for ensuring that designs follow these guidelines and for the conformance of such designs to the appropriate building codes.

The Development Officer reserves the right to approve any reasonable "design of merit".

Please forward all applications to:

MI Developments Ltd.  
Box 69  
Melfort, Saskatchewan  
S0E 1A0

## **29. Caveat**

All titles will have a Development Guidelines Caveat registered prior to transfer to the Owner.