



ARCHITECTURAL CONTROLS

Terra Developments Inc. has designed Architectural Controls to ensure that all new homes are both compatible and well situated while respecting owners' rights to individual expression. The controls are meant to provide eye-appealing streetscapes through colours, exterior finishes and other treatments. All homes are required to follow the controls.

LANDSCAPING & SITE DESIGN

It is expected that landscaping in the front yards to be complete within the first year of occupancy.

- Design Grades – Grading for common property lines must be consistent from grade point to grade point without obstructions or low points.
- All legal easements and encumbrances shall be respected.

FENCING

The Towns will be responsible for providing suitable fencing along the perimeter of the development on Woodland Groove Drive, and lots backing park space (rear side only). Each Homeowner will be responsible for their own fencing within their property.

COLOURS

A colour chart of exterior treatments and main body, trim and accent colours **must** be submitted for approval. New homes having a similar colour scheme in close proximity to similar homes may be asked to submit a revised colour scheme.

POSITIONING & EXTERIOR ELEVATIONS

Homes must be positioned to maximize private spaces, natural light and solar gain to preserve special views. If two (2) similar/same style homes are planned in close proximity (within 2 lots or opposite sides of the street), design variations and different exterior treatments will be requested. All driveway locations have been predetermined and may not be changed without written permission from Terra Developments Inc. (Permission may

be unreasonably withheld). **Minimum setbacks must meet City of Regina Zoning Bylaw requirements.**

High Exposure Elevations

- **Corner Lots:** Side elevations to complement front exterior finishes and design details. Attention to large wall expanses is required, and shall be broken up with windows, roof lines or projections.
- **Backing Park Space:** Rear elevations to complement exterior finishes and design details. Attention to large wall expanses is required, and is preferred to be broken up with windows and roof lines.

DETACHED GARAGES OR ACCESORY BUILDINGS

All buildings on the lot must be consistent with existing house style including colour and matching details. Proper surface drainage of all detached buildings must be incorporated to the overall drainage plan of the lot.

Concrete pads are required at time of house construction.

HOUSE SIZES:

R1:

Bungalows & Bi-Levels – 1200 sq ft

2 Storey – 1350 sq ft

Double Garage is required.

R5: Duplex, Tri-plex & Semi-Detached (laned lots)

Bungalows & Bi-Levels – 1000 sq ft

2 Storey – 1100 sq ft

Future Garages allowed

R6:

Bungalows & Bi-Levels – 1100 sq ft

2 story – 1300 sq ft

Houses should maximize the width of the building envelope.

Future Garages allowed

DCD 12:

Bungalows & Bi-Levels – 800 sq ft

2 Storey – 1000 sq ft

Future Garages are allowed.

EXTERIOR FINISHES:

Accepted Finishes:

- Siding: Vinyl or Fiber Cement Board
- Stucco

Accepted Accent Finishes:

- Fiber Cement Board
- Stone Cladding

Subject to change without notice : July, 2016

- Engineered wood cladding
- Brick Cladding
- Metal Cladding – by approval only.

Roof Finishes:

- 25 year Architectural Shingle, or better.

Notes:

1. All Houses must be complete with one or more accent finishes.
2. Any materials to be used that are not listed will be reviewed on a case by case basis.
3. Any unique house styles (i.e: flat roof lines, different building materials etc) will be reviewed on a case by case basis.
4. All houses require an address block on the front elevation.
5. All houses finished with mainly siding must use appropriate trim, mouldings and details must be integrated.
6. Terra Developments has the right to revise the guidelines without notice, as well holds the final say of approvals on all Architectural Controls.

The following must be submitted to the Architectural Coordinator (see below) for approval, **prior** to submitting an application for a City of Regina building permit.

- One (1) set of prints showing all exterior finishes, (one set to be retained) or one of drawings in pdf format, set via e-mail.
- One copy of 1:200 Site Plan showing, lot, garage, street, boulevard, setback and easements.
- One (1) complete copy of colour chart

Submit to: Envision Drafting & Design Ltd.
3544 Canterbury Place
Regina, Sask. S4V 2T4
Telephone: (306) 352-6766 – E-mail – envision@sasktel.net