



**ELLIS
GREENS**
In Edgemont

ARCHITECTURAL GUIDELINES
May 2023



INTRODUCTION

The intent of these guidelines is to provide the framework for an attractive community environment by outlining the opportunities and constraints of building. These guidelines are the general standard of development in Ellis Greens. A pleasant visual appearance is achieved by ensuring compatibility among homes and integration of the community into the natural landscape. Each dwelling should be somewhat distinct, and the transition from one house to another should be gradual, avoiding sudden changes in height, form and exterior finish.

It is the responsibility of the Purchaser to ensure compliance with all statutory regulations, by-laws, building codes, restrictions, or other regulations of municipal, provincial and/or federal authorities. Conformity with these guidelines does not supersede the required approval process of the City of Edmonton.

The Developer shall reserve the right to accept, reject, or require modification of any plans for any reason, if in judgment, the Developer believes that the proposed plans contravene the intent of this policy. The enforcement, administration and interpretation of these guidelines shall be at the discretion of Cameron Communities. The unfettered application of these guidelines shall be without notice or precedent. These guidelines may be altered, amended, or varied by the Developer at its' sole and absolute discretion, and without any prior notice.

EXCAVATED MATERIAL

No material removed from the lot shall be placed on any adjacent land or any land belonging to the Developer. The Purchaser is responsible for the disposal of surplus material.

SIGNAGE

Only Developer signage is permitted in the community except for the following:

- Lot soldier signage in the Builder branding
- "Coming Soon" signage on the showhome lots. This Builder signage must be removed prior to the showhome opening
- Short term promotional signage (one per showhome lot) is permitted subject to review and approval by Cameron Communities
- Violators' signs will be removed at their expense

SITING AND LOT GRADING

Siting should reflect careful consideration of lot characteristics, relationship, and orientation. Building mass, siting and style may be adjusted on a lot-by-lot basis to enhance the streetscape. Lot grading must be in strict conformance with and adherence to the approved grading plan for the subdivision and the approved Area Grading Plan and the City of Edmonton standards. All plot plans are to be prepared and the staking of the approved home will be carried out by PALS

GEOMATICS. It is the ***responsibility of the Builder***, after the sub-grading or the final topsoil grading is complete, to provide Cameron Communities with an approved Final Grade Certificate from the City of Edmonton that certifies compliance with the approved Area Grading Plan.

CORNER LOTS & HIGH VISIBILITY SIDE ELEVATIONS

Flanking side elevations on corner lots must have full treatment, reflecting appropriate wall heights, window placement and detailing consistent with the front elevation. **Rooflines are to extend along the length of home. In the case of cantilevers, the rooflines must be consistent with front elevation.** Bungalows will be reviewed individually.



HIGH VISIBILITY REAR ELEVATION

Highly visible rear elevations, such as those backing arterial roads and school sites, will require trim and detailing consistent with the front elevation on the upper portion of the home.

FRONT GARAGE HOMES AND LANED HOMES – DETAILS

HOUSE SIZES

Houses must have a consistency of mass and volume within the streetscape. Care is to be taken to ensure a smooth transition from 2-storey house to 1-storey garage.

DRIVEWAYS, GARAGES, WALKWAYS

- All homes must be provided with a minimum double attached garage, constructed concurrently with the home, and located in accordance with the driveway location plan
- Driveways and front walks are to be poured concrete, or an approved equivalent
- The overhead door will be painted to match the wall cladding color

EXTERIOR FINISHES & COLORS

- All siding materials will be considered based on their suitability to the individual design and adherence to the objectives of these guidelines, as determined at the discretion of the Developer

- Brick or stone may be applied as a cladding or accent with appropriate returns
- All exterior color schemes will be approved on an individual basis
- Wall cladding, fascia & eaves and trim colors will require a separation of two lots before the color may be repeated. **For lots located in a “bulb”, cul de sac or “eyebrow”, no same primary wall cladding color will be permitted**
- Pastel colors will not be permitted

ARCHITECTURAL DETAILS

Detailing on all homes is to reflect the caliber and character of this neighborhood. All homes are to incorporate the following details:

- Front door with window or side light
- Trim surrounds or shutters or sill detailing on all front and street flanking elevation windows. Windows and trim detailing are to be as varied as the home styles
- Trim on all doors that are on the front or street flanking elevations, consistent in style with windows
- All fascia boards are to be a minimum 6”. Fascia and eaves are to be of the same color
- No higher than 12” of concrete wall to be exposed above grade elevations adjacent to public road or walk

FRONT GARAGE HOME ELEVATION EXAMPLES



LANED HOME ELEVATION EXAMPLES



ACCESSORY BUILDINGS

Where visible from a public adjacency, accessory buildings should be consistent in style, finish and colour with the house.

IDENTICAL ELEVATIONS

Houses with identical or similar elevations will require a minimum of five (5) substantial modifications as listed in the tables below. No same or similar models will be permitted to face each other and the required lot separation will vary depending on the product type.

For lots located in a “bulb”, cul de sac “eyebrow”, no same models will be permitted.

Zoning/Location	Lot Separation Requirement
Front Garage Home	2 Lot Separation – (XABX)
Laned Home	2 Lot Separation - (XABX)
<ul style="list-style-type: none"> • Different primary cladding material 	
<ul style="list-style-type: none"> • Front door style 	
<ul style="list-style-type: none"> • Vertical siding/shakes/board & batten 	
<ul style="list-style-type: none"> • Roof lines (main or garage & entry) 	
<ul style="list-style-type: none"> • Brick/stone 	
<ul style="list-style-type: none"> • Gables 	
<ul style="list-style-type: none"> • Garage door (full top row glass panels vs. no glass panels) 	
<ul style="list-style-type: none"> • Post/pillar details (finish/shape) 	

<ul style="list-style-type: none"> • Location of window(s) 	
<ul style="list-style-type: none"> • Crezon Panels are NOT PERMITTED 	
Any two (2) of the following will count as a single modification:	
<ul style="list-style-type: none"> • Brackets 	<ul style="list-style-type: none"> • Garage door battens
<ul style="list-style-type: none"> • Vertical trim/battens 	<ul style="list-style-type: none"> • Window trim style (flat/sill)
<ul style="list-style-type: none"> • Louvers or false windows 	<ul style="list-style-type: none"> • Keystones (minimum 2)
<ul style="list-style-type: none"> • Window grills 	<ul style="list-style-type: none"> • Shutters

ROOFING & ROOF LINES

- All metal flues/chimneys must be contained in a corbelled chase and finished in a style consistent with the home design
- Bays, boxouts and cantilevers on visible elevations (front, corner & perimeter) must include their own roof line with a minimum 12” overhang

Zoning/Location	Pitch (Minimum)	Overhang (Minimum)
Front Garage Homes	6/12	12”
Laned Homes	6/12	12”

LANDSCAPING & FENCING

- **As of June 27, 2016, the City of Edmonton changed the Zoning Bylaws regarding tree and shrub planting requirements for all low-density residential developments. In some cases, the City bylaw may require additional trees and/or shrubs above and beyond these guidelines. It is the homeowner’s responsibility to ensure that the requirements of Bylaw (17672) are met. For more information please visit:**
https://www.edmonton.ca/city_government/urban_planning_and_design/tree-and-shrub-planting-requirements
- All sizes stated are the **minimum requirement** at the time of planting
- When the sub-grade is prepared next to the sidewalk or curb, all efforts shall be made to avoid water ponding next to the concrete. Clay should be removed and replaced with topsoil in one expedient step
- If landscaping fails and more than one (1) re-inspection is required, \$150.00 will be deducted from the deposit for each additional re-inspection
- Fencing is encouraged to be of a similar design and color to the fencing style established for the subdivision by the Developer

- Landscaping inspections will be completed via a photo inspection process. Photos of the completed landscaping will be submitted to Cameron Communities through email for inspection. Email photos to justin@cameroncorporation.com
- The accepted **minimum standard** is to consist of:
 - Topsoil to be installed to a minimum depth of 4" for all front, side and rear yard areas
 - SOD in the front yard from the front of the house to the curb or sidewalk (seed is not acceptable)
 - Additional plantings as noted in table below to be planted in the front yard:

Zoning/Location	*Deciduous Tree Number & Size		**Coniferous Tree Number & Size		***Shrubs Number & Size
Front Garage Homes	1 @ 1 ¾" diameter	or	1 @ 6' tall	or	4 @ 24"
Laned Homes	1 @ 1 ¾" diameter	or	1 @ 6' tall	or	4 @ 24"

Notes:
*Deciduous trees are measured at 6" above ground and based on trunk width / caliper.
**Trees considered coniferous are: Fir, Larch, Pine or Spruce (columnar or pyramid cedars are not considered as coniferous trees).
***Deciduous shrubs are measured by height while Coniferous shrubs are measured by spread. Ornamental grasses will be measured by height.
***Shrubs are to be a combination of deciduous and coniferous and planted in a mounded shrub bed topped with mulch or landscaping rock (no grey or black rock).
Pie lots are not required to have sod or a tree in the front yard but are required to plant a minimum of 4 shrubs @ 24" and meet all requirements noted above.
Road crush or gravel will not be accepted as Landscaping Rock.

OTHER

Homeowners are responsible for installing a permanent address plaque or home addressing numbers. This will be a requirement of the landscaping inspection.

LANDSCAPING DEPOSITS AND RETURN PROCEDURE

- Upon completion of the front yard landscaping in accordance with the requirements as outlined above, the Builder shall make a Photo Landscaping Inspection Request via email to justin@cameroncorporation.com. A copy of letter from municipality stating compliance with Drainage Bylaws and Lot Grading Guidelines must be attached to the submission

- Upon approval of the landscaping by Cameron Communities, the deposit will be refunded to the Builder
- Completion of fencing is not a requirement for the final inspection, however if fencing is in place at the time of final inspection it will be assessed for compliance with the guideline spec. Non-compliance will be treated as a deficiency, affecting the refund of the landscaping deposit

DAMAGE DEPOSITS AND RETURN PROCEDURE

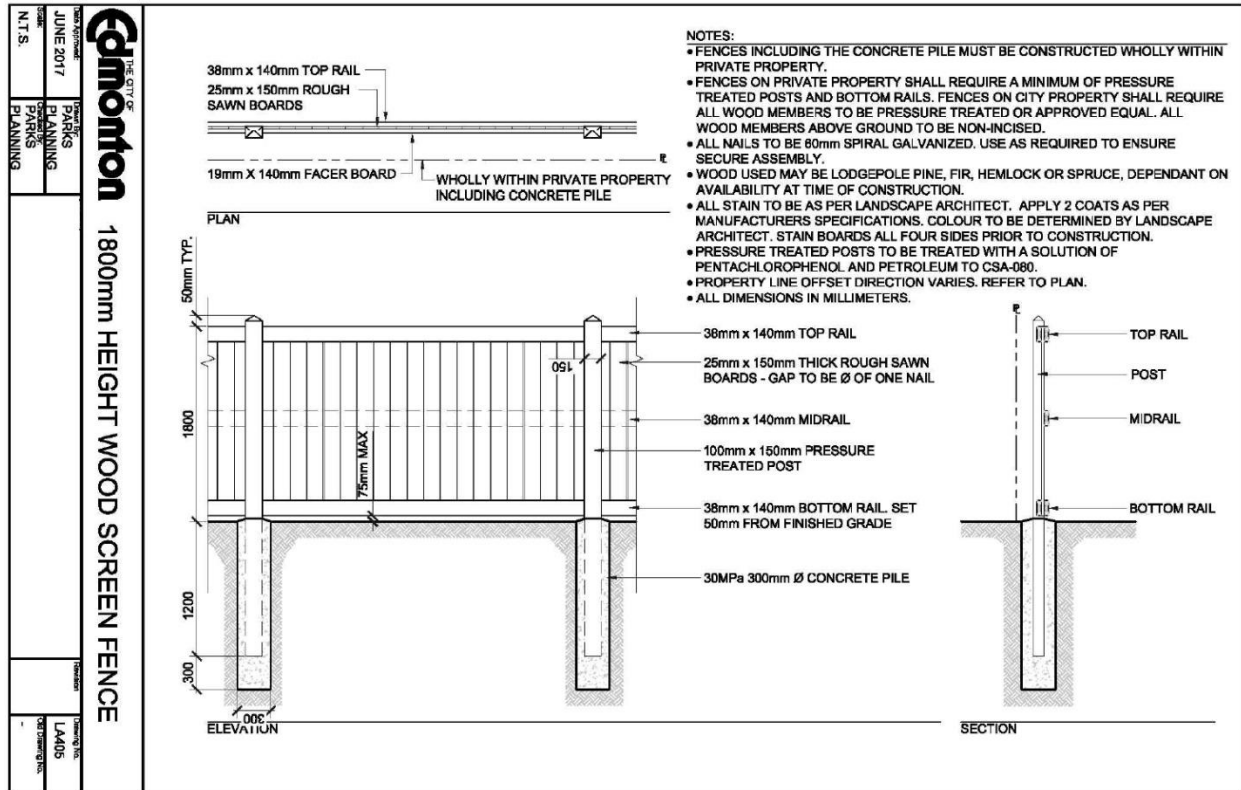
- Exclusive Showhome Builders must provide a \$10,000.00 damage/security deposit to the Developer by way of Letter of Credit, regardless of the number of lots purchased. The deposit will be held until all of the following conditions are met:
 - All houses are complete and are in compliance with these guidelines and the approved plan
 - A letter from the City of Edmonton stating that the Certificate of As-Built Grades is in compliance with the Drainage Bylaws and Lot Grading Guidelines
 - Water valve is exposed and marked
 - Sidewalks, street, gutters and curbs are in clean condition
 - There is no damage to the municipal improvements, or the cost to repair the damages has been assessed and all damage invoices are paid in full
 - All relevant FAC's have been issued by the municipality

FENCING DETAIL

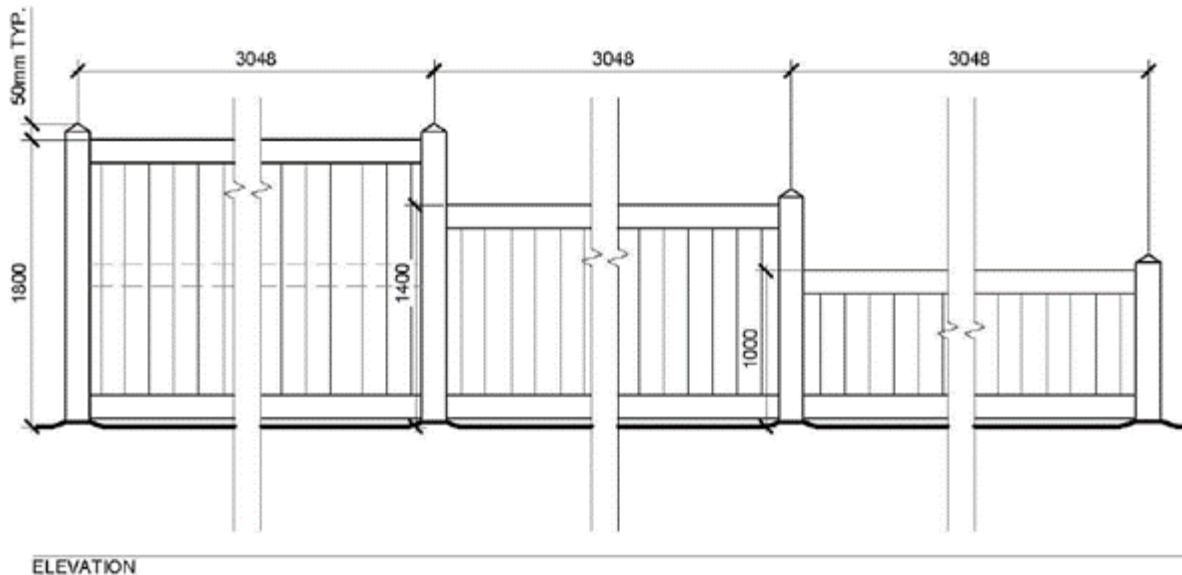
Any fencing installed on lots is to match the development standard design. See detail following:

- Ensure that front of posts is 1.5 meters from gas line
- All timber posts and beams to be pressure treated pine or fir, rough sawn timber painted with two coats solid wood stain by Cloverdale (#0437 BOWLING GREEN) on both sides prior to installation
- All colours and type of stain are as per the details and to be applied as per manufacturer's specification
- All hardware to be galvanized
- NOTE: Contractor to call Alberta One-Call at 1-800-242-3447 to have existing utilities located prior to start of any construction

Fencing Detail



Step Down Fencing Detail



NOTES:

- REFER TO CONSTRUCTION DETAIL FOR ALL METHODS AND MATERIALS REGARDING CONSTRUCTION OF WOOD SCREEN FENCING.

ZERO LOT LINE FENCING

Your home is built on a zero-lot line lot. This allows homes or secondary buildings to be placed on or near the property line. Due to the proximity of your home and secondary buildings to the property line, an easement is registered on title that allows you to access your neighbour's lands and your neighbour to access to yours. This easement makes it possible to build structures on or near the property line and to access the side of the buildings for maintenance.

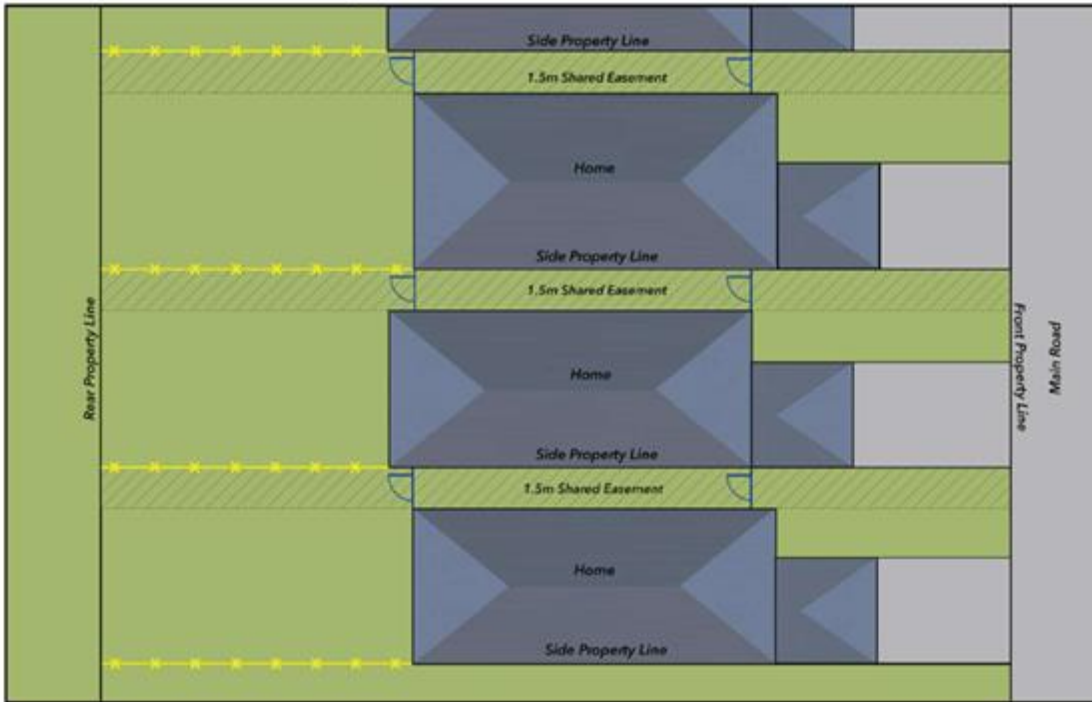
Please follow the guidelines outlined below when building any buildings or fences. The guidelines take into consideration that you are not allowed to erect buildings or add improvements, like a fence, that interfere with the rights of your neighbour over the easement portion of the property. By following these guidelines, it reduces the chance of damage occurring to your fence and liability from neighbouring landowners.

- Do not erect a fence that prevents or impedes your neighbour's rights under the easement. If you do, you may be liable for interfering with the rights set out in the easement. If found liable, you may have to pay for damages caused, alter the location of the fence, or remove it entirely
- It is a good idea to hold off on building your fence until the neighbouring lot has completed construction. Rights stated in the easement related to construction of a building give your neighbour the right to move a fence to enlarge their building/construction zone. This process may cause damage to your fence
- You may also be liable for interfering with the rights granted in the easement if you install locks on your gate(s). Latches are acceptable so that your neighbor can have access to the lot as stated in the easement
- If you plan on building a fence in an area that restricts access to the lot as stated in the easement, then we recommend you install a gate to allow your neighbour to have access. Your neighbour still has the right to remove your fence if it is built in a location that restricts access, but installing a gate, that is not locked, will reduce the likelihood of this happening. Please consult with your neighbour before erecting a fence of this nature

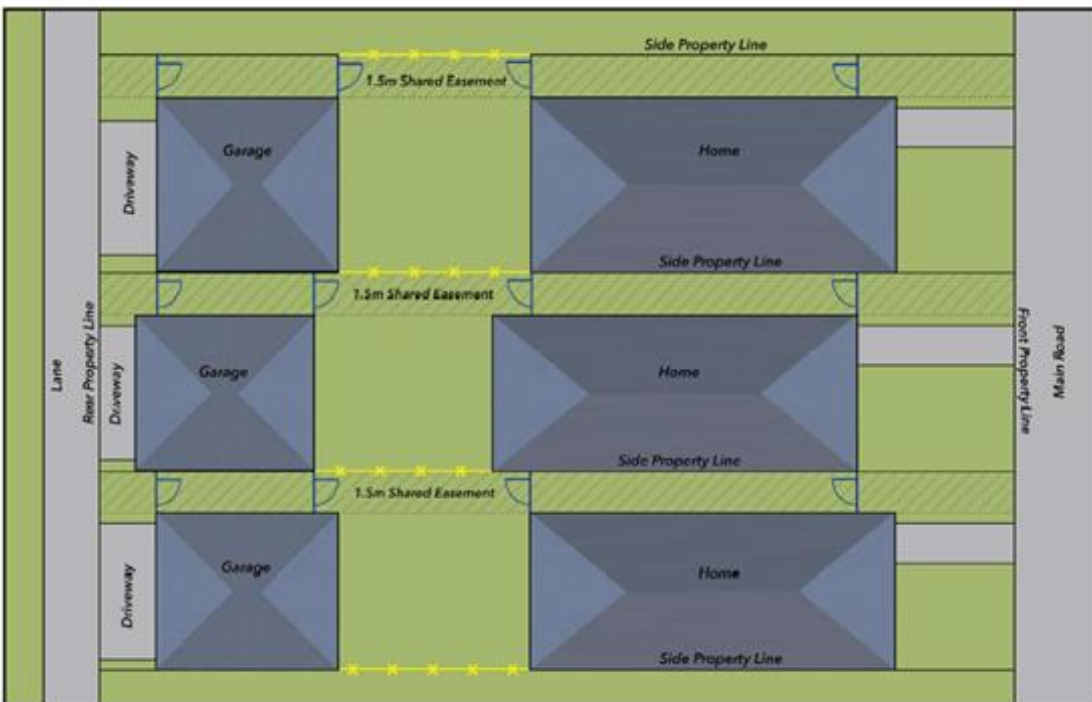
The diagrams on the next page layout a few potential fence and gate locations. Please follow the guidelines and the registered easement when constructing your fence. The diagrams are for illustrative purposes only.



Zero Lot Line Front Attached Homes



Zero Lot Line Landed Homes



PRELIMINARY APPROVAL

It is strongly recommended that preliminary approval submissions be made for each lot. The Purchaser must submit the following to Cameron Communities for a preliminary review:

- Floor plans – sketches or existing drawings that include all exterior dimensions
- Front elevation and all exposed elevations – in the case of corner lots or lots exposed to open spaces
- Materials and colours selections if customer preference is already known

This information will be reviewed and returned along with design comments, suggested revisions, material and colour comments and siting requirements.

The Purchaser is to fully review all preliminary information supplied and make all necessary changes to the drawings and final submission information prior to proceeding with final approval.

SITE CHECK

The Purchaser is responsible for checking the site, legal plan of survey, building grade plan, marketing map and title to the Lands for locations of:

- Light standards
- Bus zones
- Fire hydrants
- Utility right of ways or easements for drainage
- Catch basins
- Transformer boxes or utility pull boxes
- Restrictive covenants
- Super mailboxes
- Other items which may affect the house design, impact it's siting or the size or location of the driveway and report all problems to the Architectural Consultant in writing

FINAL APPROVAL

The Purchaser shall submit via email the following to Cameron Communities for Final Approval:

- Working Drawings in PDF format
- Plot Plan complete with proposed grades
- Final Approval Form – completed with materials and colour

DEVELOPER CONTACT

CAMERON COMMUNITIES

- Justin Gambin – Sales and Marketing Manager
- 10180 - 111 Street NW, Edmonton, Alberta T5K 1K6
- Phone: (780) 819-2930
- Email: justin@cameroncorporation.com

SURVEYOR

PALS GEOMATICS

- 10704 - 176 Street NW, Edmonton, Alberta T5S 1G7
- Phone: (780) 455-3177
- Toll Free: 1-800-263-0305
- Email: edmonton@palsgeomatics.com