

# Riverside Terrace Subdivision

## Architectural Controls & Design Guidelines



**March 2008**

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**[Note: Planning and Engineering Guidelines are Subject to Change]**

**THE FOLLOWING INFORMATION IS FOUND ON THE CD, WHICH IS PROVIDED FOR INFORMATION PURPOSES ONLY**

<b>Appendix 'A'</b>	BuiltGreen™ Checklist
<b>Appendix 'B'</b>	Secondary Dwelling Units
<b>Appendix 'C'</b>	Permeable Pavement
<b>Appendix 'D'</b>	Photographic Examples of Traditional Front Yard Landscaping
<b>Appendix 'E'</b>	Low Impact Development (LID) Guidelines
<b>Appendix 'F'</b>	Erosion and Sediment Control Guidelines
<b>Appendix 'G'</b>	Xeriscaping Manual
<b>Appendix 'H'</b>	Fencing Design Guidelines
<b>Appendix 'I'</b>	Surveyor's Real Property Report Vs. Surveyor's Certificate
<b>Appendix 'J'</b>	Residential Earth Energy Systems
<b>Appendix 'K'</b>	Home Heating With Wood
<b>Appendix 'L'</b>	Passive Solar Heating
<b>Appendix 'M'</b>	Active Solar Heating

<b>Appendix 'N'</b>	Heating with Gas
<b>Appendix 'O'</b>	Heating with Electricity
<b>Appendix 'P'</b>	Air Conditioning
<b>Appendix 'Q'</b>	Heating with Oil
<b>Appendix 'R'</b>	Yorkton Building Information Brochures
	• Building Code
	• Dwellings
	• Decks
	• Fences
	• Garages

This addendum forms part of the Option to Purchase Agreement Dated the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Lot \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_

Municipal Address \_\_\_\_\_ Riverside Terrace \_\_\_\_\_

Yorkton, Saskatchewan

The Architectural Controls and Design Guidelines have been prepared for the interest of **Purchasers** of lots in the Riverside Terrace Subdivision. The guidelines are intended to articulate procedures and requirements applicable to the development of all property within the Riverside Terrace Subdivision.

The word '**Purchaser**' is used herein to mean the lot Owner or party having possession of the lot, or a Contractor or anyone acting on behalf of the lot Owner.

The term '**Developer**' used in this document refers to the City of Yorkton or its successors.

Any **Purchaser** requiring clarification of these Guidelines should contact the City of Yorkton's Department of Planning and Engineering.

Compliance with the Riverside Terrace Architectural Controls and Design Guidelines is mandatory in accordance with the Terms and Conditions of each Purchase Agreement. Any deviation from the procedures and requirements detailed herein must be authorized in writing by the City of Yorkton Department of Planning and Engineering. The **Purchaser** acknowledges that the **Purchaser** is fully responsible for any costs associated with the same and the **Purchaser** shall indemnify and save the **Developer** harmless of any costs or damages.

Conformity with these Guidelines does not supersede the required approval process of the City of Yorkton, nor the requirements in all applicable municipal or provincial building codes, bylaws and standards.

Notwithstanding any statement or drawing in these Guidelines, the **Developer** reserves the right of final approval of the exterior design and site work of all houses in the Riverside Terrace Subdivision, and to alter these Guidelines without notice.

I HEREBY ACKNOWLEDGE receipt of a copy of the Riverside Terrace Architectural Controls and Design Guidelines and agree to abide by them, and I hereby charge the herein described lands with the said Option to Purchase Agreement and these Guidelines.

\_\_\_\_\_  
PURCHASER

\_\_\_\_\_  
WITNESS

# *Riverside Terrace Architectural Controls & Design Guidelines*

## **INTRODUCTION**

The City of Yorkton Department of Planning and Engineering is pleased to introduce a new community to the City. Riverside Terrace will be a unique community of medium to upper-scale single family residential homes combining a central neighbourhood park with passive and active recreational facilities, access to multi-use recreational pathways along both sides of Yorkton Creek, and easy access to shopping, schools and business services. Yorkton Creek offers a particularly pleasant natural feature that provides a relaxing rest area from the day-to-day pressures of life. This subdivision is designed to provide opportunities for discerning homebuyers to be part of the environmentally responsible philosophy that will govern the neighbourhood character. Council may consider a zoning amendment to permit secondary dwelling units as a means of conforming to the Smart Growth principle of land use intensification to minimize the need for urban boundary expansions. However, this is not currently allowed.

Riverside Terrace will introduce and encourage the use of environmentally friendly products and smart growth ideas. Purchasers are encouraged to meet the minimum standards established in the BuiltGreen<sup>TM</sup> Bronze level (**See Appendix 'A'** on accompanying CD). To encourage purchasers to meet this standard, the City's Building Official will, upon request, inspect the construction of the dwelling and issue a Inspection Certificate confirming that the dwelling meets the Bronze, Silver or Gold level of the BuiltGreen<sup>TM</sup> program. This Inspection Certificate may be registered on Title and will serve as notice to prospective purchasers that the building is designed and constructed to be environmentally friendly and energy efficient. With the co-operation of lot Purchasers, Riverside Terrace will help set the bar for how neighbourhoods can be shaped in a responsive and respectful way by being the first in Yorkton to have homes designed and constructed to meet BuiltGreen<sup>TM</sup> standards.

In order to ensure that the neighbourhood develops as a cohesive unit, the developer has established a set of Architectural Controls and Design Guidelines that must be followed by each homebuilder and property owner within Riverside Terrace. Architectural controls help to develop and protect a sense of integrity within a development, as well as aid in the maintenance of property values and neighbourhood aesthetics.

All requirements are subject to review by the Developer, and ultimately remain the discretion of the Developer.

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<sup>1</sup> Program established by the Province of Alberta  
Architectural Controls & Design Guidelines –Riverside Terrace Subdivision, City of Yorkton Saskatchewan

## BUILDING STANDARDS/ARCHITECTURAL DESIGN

### 1.0 Green Building Standards

All builders/lot owners are encouraged to follow and implement as many elements as possible from the BuiltGreen™ Checklist in order to achieve a minimum Bronze level (see **Appendix 'A'** on accompanying CD for the BuiltGreen™ Checklist. Section VIII. BUSINESS PRACTICES shall not apply to homes constructed in Riverside Terrace.)

Builders who wish to include additional innovative and sustainable green principles (beyond BuiltGreen™ levels) within the home and surrounding landscape are strongly encouraged to do so. The Architectural Controls and Design Guidelines are the minimum required conditions that must be met when designing and building a home in Riverside Terrace in order to ensure continuity within the neighbourhood while ensuring the exploration and promotion of innovation.

### 2.0 Dwelling Type / Aesthetics

All houses shall be single-family only. However, one (1) secondary dwelling unit may be permitted provided it meets the requirements contained in **Appendix 'B'** on accompanying CD.

Lots have been specifically subdivided to accommodate single detached dwelling units; no further subdivision or consolidation of lots shall be permitted.

The following minimum architectural controls shall be applied to the Riverside Subdivision:

- a) Principal and accessory building façades:
  - i. The use of vinyl siding is prohibited;
  - ii. 100% of the façade may be covered in brick, stone, or other similar material; Alternatively, stone or brick shall be used as a complimentary finish, and shall comprise a minimum of 25% and blend in to create a uniform look of the main elevation and wrap each side elevation a minimum of .61 m (two (2') feet).
  - iii. Stucco or other cement based cover may be used to a maximum of 60% of the building (excluding windows and doors) with the remainder consisting of brick, stone, or other similar material; and
  - iv. Approval of alternative materials / proportions of materials not specifically provided for shall be at the discretion of the Development Officer.
  - v. Acceptable colours are natural earth hues and muted pastels of brown, red, green, grey, blue or purple for the main body of the house. No bright colours will be approved. A Restrictive Covenant shall be registered on Title requiring the owner to obtain the written approval of the Department of Planning and Engineering if changes are requested to the colours originally approved by the City.
  - vi. Varied roof lines and designs will be required in order to further define individual dwelling units.
- b) Attached and detached garages shall be set back from the front façade by a minimum of 1.0 m.

- c) Roof design may have features in addition to chimneys but such features as skylights, vent stacks, solar panels, satellite dishes, etc. shall not be visible from the roadway frontage. Total skylight area is limited to 3.0 m<sup>2</sup> of total glass surface, but the Development Officer may approve an increase in this limit.
- d) Porches, balconies and verandas shall not extend beyond setback lines and the columns supporting such extensions shall be covered in brick, stone, stucco, or other similar material. Decorative wood features may be approved at the discretion of the Development Officer.
- e) Dwelling units which have the same or similar exterior (siding / trim / shingles) colour combination and / or façade, and the same general architectural design shall not be permitted, even if one building plan is "flipped" to create diversity.
- f) All dwelling unit designs are subject to the procedures established in Section 3.8 Site Plan Development Standards, Subsection 3.8.1 of the City's Zoning Bylaw.

### **3.0 Garages / Driveways**

All dwellings shall be required to have an attached double-bay garage set back a minimum of 1 m for the front façade constructed concurrently with the dwelling. Garages may be constructed as either a front attached, rear attached, or detached double garage, must be designed to reflect the character of the principal dwelling unit, and must reflect the materials used on the front façade of the principal dwelling unit. The Development Officer may approve garages extending beyond the front wall of the principal dwelling provided the garage is turned so the front of the garage is a side elevation and is designed to reflect the architectural character of the principal dwelling. Triple garages are permitted only as a rear attached or rear detached triple garage.

At least one parking space located within a required garage shall be 8 m in length to provide 2 m for storage of lawn, gardening equipment, snow removal equipment and garbage receptacles.

### **4.0 Paving**

Alternative paving solutions that compliment green principles and permeability will be favourably viewed (e.g., Grasspave Paving System, as an example of one such system – see **Appendix 'C' Permeable Pavement** on accompanying CD). If traditional driveways and pathways are desired, they shall utilize hard surface materials such as asphalt and concrete (preferably with coloured cement and an attractive stamped pattern (i.e., see stamped concrete next to CP Park as an example). All driveways shall be sloped to the street. Two parking spaces (2.75 m X 6.0 m) are required for the principal dwelling, and the two-car garage can count as the two parking spaces.

### **5.0 Basement Walk-outs**

The provision of basement walk-outs where lot contours permits (i.e., at the rear of houses located on lots backing onto the Yorkton Creek natural feature) is encouraged. All exposed basement walls where walk-out basements are installed shall be finished in a material and colour that complements the façade on the upper floors of the dwelling unit.

## 6.0 Minimum Square Footage / Building Footprint

The minimum square footage for a single detached bungalow, bi-level or split-level dwelling (not including garage) shall be 111.5 sq. m. (1,200 sq. ft.) above grade for Lots 4, 23 and 25; the minimum square footage for all other lots for a single detached bungalow, bi-level or split-level dwelling (not including garage) shall be 149 sq. m. (1,600 sq. ft.) above grade. The minimum size for a two-story dwelling shall be 130 sq. m. (1,400 sq. ft.) above grade for Lots 4, 23 and 25; the minimum square footage for all other lots for a two-story dwelling shall be 185.8 sq. m. (2,000 sq ft) above grade.

## 7.0 Building Setbacks

Front 7.5 metres  
Side 3.0 metres  
Rear 7.5 metres

## 8.0 Landscaping

Front yard landscaping shall be completed by the builder or homeowner within 24 months from the start of construction. In lieu of traditional landscaping, Xeriscaping is strongly encouraged (See **Appendix 'D', Appendix 'E' and Appendix 'G'** on accompanying CD); all landscaping plans shall be submitted to the Department of Planning and Engineering for approval. At least 25% of the front yard, excluding driveways, porches and other permitted encroachments, shall be landscaped.

If traditional landscaping is preferred, then the following guideline requirements are to be met:

- a) Sodding requirements: - All front yards to the front corners of the house must be fully sodded. Rear yards must have a minimum of .15 m (six (6") inches) of topsoil. The contractor shall prepare all surfaces to final grade.

[Note: Lots are provided with all topsoil removed, thus allowing purchasers to commence footing construction on clay (owners should have their builders test the soil on portions of lots indicated as having been filled). Topsoil has been stockpiled at various locations throughout the subdivision and is available free of charge for use by lot purchasers.]

- b) Front yard trees: - The Developer shall be responsible for planting street trees throughout the subdivision. At least two trees per lot shall be planted within 18 months from the date that construction commences on the 13<sup>th</sup> lot, or such sooner time as considered practical given the degree of front yard landscaping within the subdivision as a whole (See c) below).
- c) Shrubs: - A variety of shrubs may be exchanged for one of the two required trees, at the discretion of the Department of Planning and Engineering.
- d) All landscaping works provided by the Developer shall not be removed or changed, and the Purchaser shall maintain all adjacent boulevard landscaping in good condition.

- e) Daylighting triangles measuring 6 m X 6m shall be required on all corners of intersecting streets.
- f) A front yard landscaping plan must be submitted to the Department of Planning and Engineering for approval.
- g) The application of Crime Prevention Through Environmental Design (CPTED) principles is encouraged.

[See **Appendix 'D'** on accompanying CD for photographic examples of traditional front yard landscaping.]

## **9.0 Fences**

The perimeter fencing along the rear lot lines of lots backing onto the Yorkton Creek natural area shall be installed by the Developer, at the Purchaser's expense, to the standards established by the Department of Planning and Engineering (Types of fencing to be recommended by the homeowners association). Gates providing access by individual lot owners to the Yorkton Creek natural area shall be installed at the request of the Purchaser by the Developer, at the Purchaser's expense.

The Developer shall fence pathways providing access to the Yorkton Creek natural area. The same style of fencing as provided for the rear lot lines noted above shall be provided along these public walkways. The Developer, at the Purchaser's expense, shall install a fence along the rear of lots backing onto the RM of Wallace road right-of-way and the extended York Road right-of-way.

The fencing installed by the Developer shall be protected by a Restrictive Covenant registered on Title of all affected lots.

The exterior colour and design of the fence must be maintained and the Purchaser will be responsible for maintenance of his/her portion of these fences.

Side yard fencing, other than fencing provided along access pathways, shall be the responsibility of each individual lot owner and should be of the same style as the fences installed by the Developer and built in conformance with the standard established by the Developer. Interior lot fencing should mimic natural wood, but may be made of non-wood materials (i.e., vinyl, manufactured lumber, wrought iron, or combinations of materials), subject to the approval of the Development Officer.

Fence heights shall be 1.0 m for any fence in the front yard that extends beyond the front wall of the principal building, 2.0 m for any fence that does not extend into the front yard, and 2.0 m for any fence adjacent to an internal public walkway. All fencing shall be of a decorative nature. Fencing that extends beyond the front wall may vary from the fencing style for the side yards and rear yards, and may consist of wrought iron, faux wrought iron, brick, stone, or board on board. Chain-link fencing is prohibited in the Riverside Subdivision. Details on proposed fencing designs shall be included in front yard landscaping plans and is subject to the approval of the Department of Planning and Engineering.

[See **Appendix 'H'** on accompanying CD for examples of acceptable **Fencing Designs**]

## **10.0 Entrance Signage**

The Developer will provide a landscaped "Gateway" sign on the eastern side of the arched bridge joining the Riverside Subdivision to the City of Yorkton urban area.

## **11.0 Lighting**

All outdoor lighting shall be arranged, installed and maintained to deflect, shade and focus light away from any adjacent property, including streets. In addition, lights shall be designed and installed to minimize as much as possible light pollution (i.e., Any adverse effect of artificial light including sky glow, glare, light trespass, light clutter, decreased visibility at night, and waste energy.) so as to minimize any negative impact on neighbours being able to enjoy the night sky. Readers are referred to the International Dark-Sky Association website for more information. The application of Crime Prevention Through Environmental Design (CPTED) principles is encouraged. The City of Yorkton Department of Planning and Engineering, in co-operation with the RCMP, is prepared to advise lot owners on CPTED principles for their site.

## **12.0 Satellite Dish Receivers/Solar Panels/Wind Chargers**

No satellite dish receivers or solar panels shall be visible from the front lot line; on corner lots, every effort should be made to minimize the visual impact of satellite dish receivers and solar panels as seen from the secondary roadway. If solar panels will be visible from secondary roads, the colour of the shingles should match the colour of the solar panels as closely as possible. Wind chargers are not permitted.

## **13.0 Outdoor Storage and Maintenance**

No outdoor storage or collection of goods or commodities or other forms of materials shall be permitted. No yard or portion thereof shall be used for the outdoor storage of machinery, including recreational vehicles (i.e., motor homes, travel trailers, tent trailers, all-terrain vehicles, boats, utility trailers, horse trailers, etc.). However, storage of machinery, recreational vehicles, boats, etc. shall be permitted within a wholly enclosed garage.

## **14.0 Excavation, Stripping and Grading**

The Developer has already stripped all topsoil from the lot. The Purchaser shall be responsible for any additional excavation and grading. All basement footings shall be constructed with weeping tile, said weeping tile being of such a design and material as approved by the Department of Planning and Engineering, shall be installed to City of Yorkton specifications, and connected to the stormwater drainage system to the satisfaction of the Department of Planning and Engineering.

## **15.0 Grading and Leveling of Site**

The Purchaser shall be responsible for the final grading and leveling of the site, and shall have access to 4" to 6" of topsoil for the purpose of landscaping their property. The final grading shall conform to the Lot Grading and Drainage Plan for the subdivision, as prepared by the Department of Planning and Engineering. The Developer shall be responsible for having a Surveyor's Real Property Report (See **Appendix 'E'** on accompanying CD) prepared showing the location of all buildings and structures on the lot in relation to the required lot setbacks, and the final grades of the lot as they relate to the Lot Grading and Drainage Plan for the subdivision. A Restrictive Covenant shall be registered on Title requiring the Purchasers, future owners, heirs, executors and assigns not to alter the final grades as shown on the Surveyor's Real Property Report without the written approval of the Department of Planning and Engineering.

## **16.0 Soil Erosion Control**

Suitable soil erosion control techniques shall be installed by the Purchaser prior to the issuance of a building permit, to the satisfaction of the Department of Planning and Engineering. The provisions of Section 4.25 of Zoning Bylaw 14/2003 shall apply.

## **17.0 Safety Warning**

The City of Yorkton advises perspective purchasers that there will be no physical barriers provided between the common lands forming part of the Riverside Terrace subdivision and Yorkton Creek. It is the responsibility of parents to ensure that children have proficient swimming skills, and taught about the dangers of swiftly moving streams. Parents should keep their children away from Yorkton Creek during the spring flood period, and after heavy or prolonged periods of rain.

## **18.0 R.M. of Wallace Roadway**

The Developer shall make its best efforts to have the gravel roadway paved so as to eliminate the problem of dust control.

## **19.0 Business License**

It is the responsibility of the Purchaser, and the Purchaser's General Contractor, to ensure that all building trades and other trades people have a current Business License issued by the City of Yorkton.

# APPROVAL PROCESS

These Guidelines are the mechanism to assure a high level of quality design in Riverside Terrace. The Guidelines summarize design philosophy and direction for the community of Riverside Terrace. The intent is to ensure a quality living environment with a consistent and identifiable image, yet one that also offers variety and choice to the individual lot buyer.

Applicants may provide alternative details to those outlined in these Guidelines. However, they must demonstrate that the conformity to the overall community objectives for the quality of the community are satisfied. Any changes by applicants from the Guidelines must be reviewed and approved in writing by the Department of Planning and Engineering. Notwithstanding any statement or drawing in this document, the Developer reserves the right to alter these guidelines without notice.

## 20.0 Deficiencies

If the Purchaser does not comply with the requirements as specified herein, the Developer may correct any deficiencies and recover the costs of these deficiencies from the Purchaser by adding the costs to the property taxes.

## 21.0 Submission Requirements

All plans will be submitted to:

City of Yorkton  
Department of Planning and Engineering  
Box 400, 37 Third Avenue North  
Yorkton, Saskatchewan S3N 2W3  
Phone 306-786-1730 (Planning and Engineering Matters)  
Phone 306-786-1710 (Building Matters)

The format for submitting material and approval forms will be as follows:

## 22.0 Site Plan Control / Grading and Drainage Plan

Prior to the submission of an application for a building permit, the Purchaser shall:

1. Submit a Site Plan showing the building footprint of all buildings, lot dimensions, setback requirements, areas of paved and permeable surface to the Department of Planning and Engineering for approval;
2. Submit front, rear and side elevation plans of the buildings to be constructed on the lot, at a minimum scale of 1 inch = 20 feet, indicating the materials to be used, and as closely as possible the colour of each material to the Department of Planning and Engineering for approval;

3. Submit a landscaping plan for the entire lot showing the location of trees, shrubs, flowerbeds, garden ponds, rain gardens, patios, decks and other fixed structures to the Department of Planning and Engineering for approval;
4. The Purchaser shall submit a Site Grading and Drainage Plan showing the elevations of the final grade and proposed on-site drainage to the Department of Planning and Engineering for review and approval. The proposed Site Grading and Drainage Plan must conform to the Grading and Drainage Plan for the Riverside Terrace Subdivision; Engineering Services may approve changes that are not inconsistent with the overall Grading and Drainage Plan.

### **23.0 Order of Review**

1. Submission of the required Site Plan for approval, including front, rear and side elevations (see above);
2. Submission of the Lot Grading and Drainage Plan for approval;
3. Upon release of the approved house plans, Site Plan and Grading and Drainage Plan, the Purchaser can make submission to the Department of Planning and Engineering, Building Services for a building permit. Building Services must approve in writing any changes to the approved house plans.
4. House plans and, if the Purchasers opts to build to BuildGreen™ standards, a BuildGreen™ checklist shall be submitted to the Department of Planning and Engineering, Building Services for review and approval.

## **CONSTRUCTION**

### **24.0 Survey & Building Grades**

A Saskatchewan Land Surveyor has installed iron survey pins for each lot. These are to be protected during the course of construction. If it is required to replace a missing or damaged iron pit, a Saskatchewan Land Surveyor must replace it. The cost of replacement shall be at the expense of the Developer.

Building grades shall be set by the City of Yorkton's Department of Planning and Engineering, Engineering Services. The building grades shall be indicated on a draft site plan for the lot and will be controlled by the elevation of deep utilities and streetscape planning. These grades shall be incorporated into the final site plan for the lot and approved by the City of Yorkton Department of Planning and Engineering, Planning Services and Department of Planning and Engineering, Engineering Services. Final approval of the building grades rests with the Manager of Engineering Services. It is the responsibility of the Purchaser to ensure adequate drainage of the property. Retaining walls should be avoided whenever possible. In no case should they exceed 1.22 m (4 ft) in height and any exposed concrete over .61 m (2 ft) shall be architecturally treated.

Lots are to be graded by the Purchaser to conform to the Lot Grading and Drainage plan prepared and approved by the City's Department of Planning and Engineering, Engineering

Services. The Purchaser shall provide a Surveyor's Real Property Report upon completion of construction and prior to occupancy of the dwelling. The Purchaser shall contact the City prior to rough grade, giving 48 hours notice for the City to confirm that the lot grading and drainage conforms to the City's approved Lot Grading and Drainage Plan. If there are any deviations from the designed lot grades, the responsibility to rectify the problem shall be at the sole cost of the Purchaser.

## **25.0 Location of Utilities**

The City of Yorkton has serviced the Riverside Terrace Subdivision with electrical, gas, telephone, water, sanitary sewers and stormwater sewers. The location of deep utilities is indicated on the final Site Plan for future reference. Locations and procedures regarding shallow utilities should be confirmed with the particular utility involved prior to any on-site excavation.

## **26.0 Prevention of Damage and Repair of Damaged Work**

- The Purchaser is required to take precautions to prevent damage to installed improvements.
- Protect sidewalks, curbs gutters, etc., when it is necessary for vehicles to be driven across them.
- Keep the road in front of the lot clean during construction, and keep catch basin in front of the lot clear of debris and in working order at all times.
- Purchasers of lots which back onto the natural park are responsible to ensure that no soil, silt or other construction debris is washed, thrown or blown onto the park. Purchasers will be responsible for all costs associated with repairing this type of damage.
- Purchasers have a responsibility to record and report any damage to installed works together with the identity of the party causing the damage. Purchasers are reminded, however, that repair to damage to installed services will be at their cost if:
  - The cause of the damage is unknown
  - The identity of the party causing the damage is unknown, and/or
  - The party causing the damage does not pay for the repair for any reason.

Any damage to installed improvements noticed prior to construction must be identified to the Department of Planning and Engineering at the time of discovery of the damage.

## **INTERPRETATION AND ENFORCEMENT OF ARCHITECTURAL CONTROLS AND DESIGN GUIDELINES**

All homes must be constructed in accordance with the approved applications. The City of Yorkton Department of Planning and Engineering may carry out periodic on-site inspections during construction to ensure compliance with the approved plans. City staff or its representatives shall be allowed access to inspect each house for conformance with the approved architectural and landscape plans. A 'stop-work' order may be issued if non-compliance with the guidelines is discovered at any stage of construction. Modifications may be requested in writing to accommodate changes related to actual conditions. If additional site inspections are required to resolve non-compliance issues, the Developer's authorized representative and/or the City's Department of Planning and Engineering shall be reimbursed by the Purchaser for costs incurred to bring the house into conformance.

The Purchaser may appeal the decision of the Department of Planning and Engineering to the **Municipal Planning Commission** for variance of the approved guidelines. The Commission will provide an opportunity for all interested parties to make representation on the matter to the Commission. The Municipal Planning Commission shall report its findings to City Council, who may approve, approve with conditions, amend, or refuse to approve the Commission's recommendations.

The Purchaser acknowledges that the house plan approval is provided as a service, and that the Developer and any authorized representative assume no responsibility for the accuracy of the information provided, or for any losses or damages resulting from use thereof.

## **IMPORTANT CONTACT NUMBERS**

City of Yorkton  
Box 400, 37 Third Avenue North  
Yorkton, Saskatchewan S3N 2W3  
Website: [www.yorkton.ca](http://www.yorkton.ca)  
Phone 306-786-1730 (Planning and Engineering Matters)  
Phone 306-786-1710 (Building Matters)

# RIVERSIDE TERRACE SUBDIVISION PLANNING AND ENGINEERING GUIDELINES

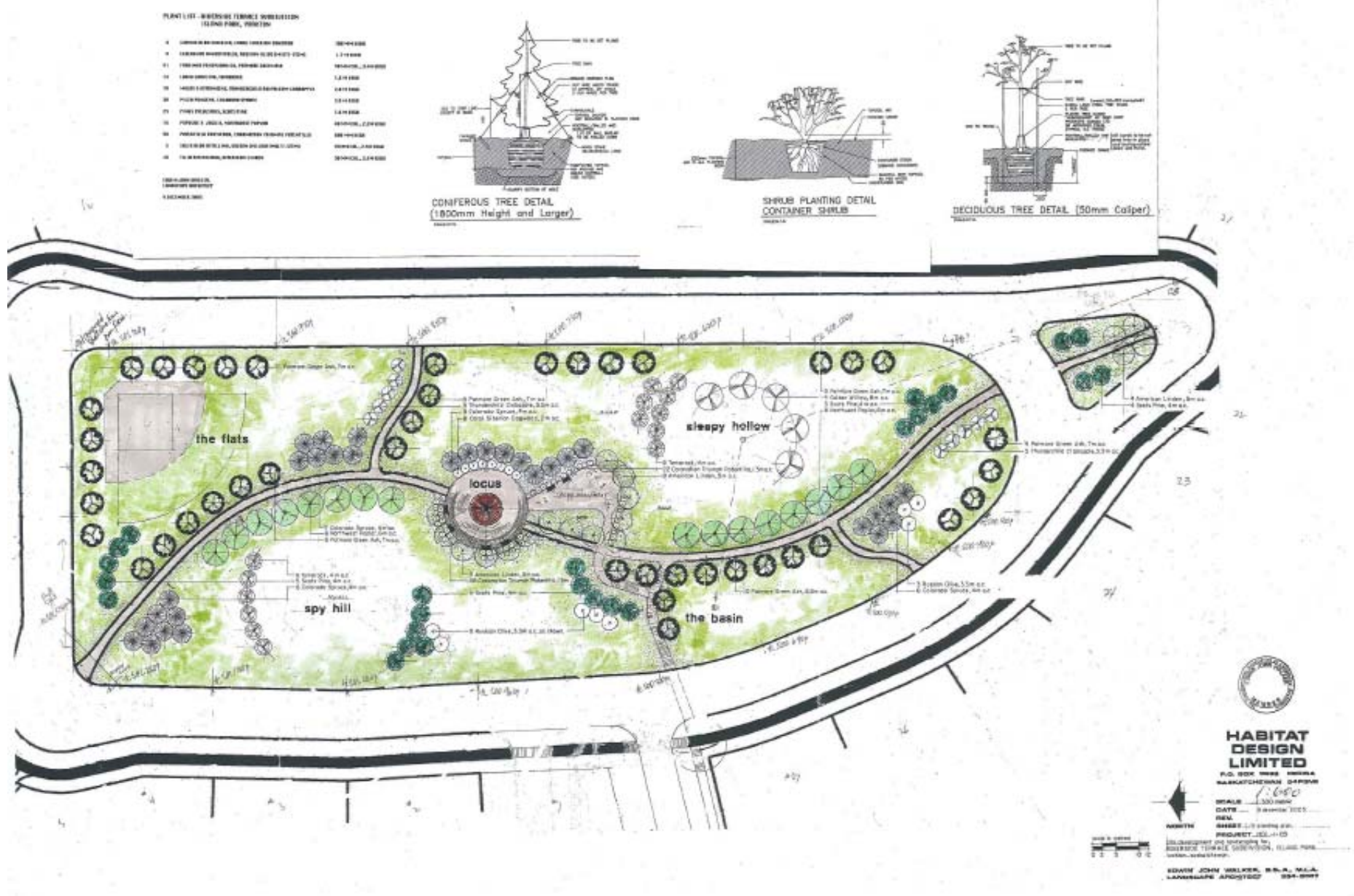
## 1. Development Schedule

### RIVERSIDE TERRACE

#### Development / Marketing Schedule

<u>Task</u>	<u>Completion Date</u>
Registration of Final Plan√	June 12, 2007
Preparation of Subdivision/Lot Design Guidelines√	June 15, 2007
Public Notice of Availability of Lots for Sale on a First Come Basis√	June 25, 2007
Completion of Road and Sidewalk Sub-grades√	July 6, 2007
Completion of Curbs and Sidewalks – Wappel Construction√	August 17, 2007
Installation of Utility Pedestals on Park side of Riverside Terrace√	August 30, 2007
Utility Runs from Park side to Residential side of Riverside Terrace√	August 30, 2007
Commencement of Housing Construction√	September 3, 2007
Installation of Street Lighting on Park side of Riverside Terrace√	Sept. 15, 2007
Installation of Street Lighting on Residential side of Riverside Terrace√	Sept. 15, 2007
Tender for Pavement on Riverside Terrace (Installation subject to Contractor's Schedule)	April 2008
Installation of Pavement on RM Road (subject to RM approval)	Unknown
Installation of landscaped "Gateway" sign	July 2008
Commencement of Construction of Central Park	July 2008
Installation of Decorative Fencing (Depends on House Completions)	Unknown
Commencement of Construction of Yorkton Creek Vegetation, Trails and Amenities	Summer 2009

2. **Riverside Terrace Neighbourhood Park (Preliminary - Habitat Design Limited)**



**Proposed Neighbourhood Park Design**

3. Riverside Terrace Neighbourhood Park – Prop. Gazebo



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YORKTON RIVERSIDE TERRACE  
GAZEBO ALTERNATIVES  
CONCEPT 1/3

SCALE: NTS  
DATE: 22.01.2004  
PROJECT: 03-D24

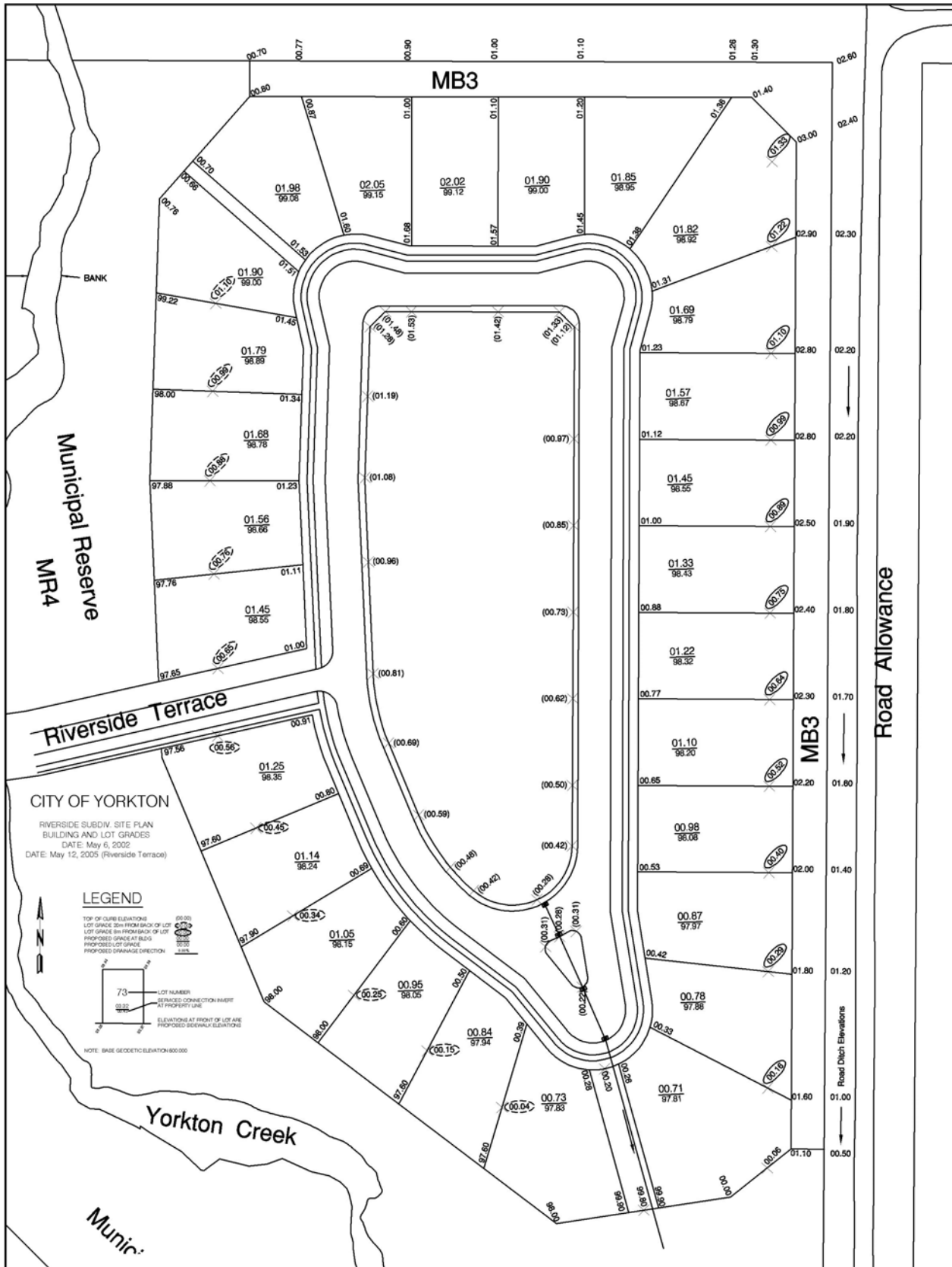
**Two possible Gazebo Designs**

4. **Concept Plan – Yorkton Creek Vegetation, Trails and Amenities (David Powell)**



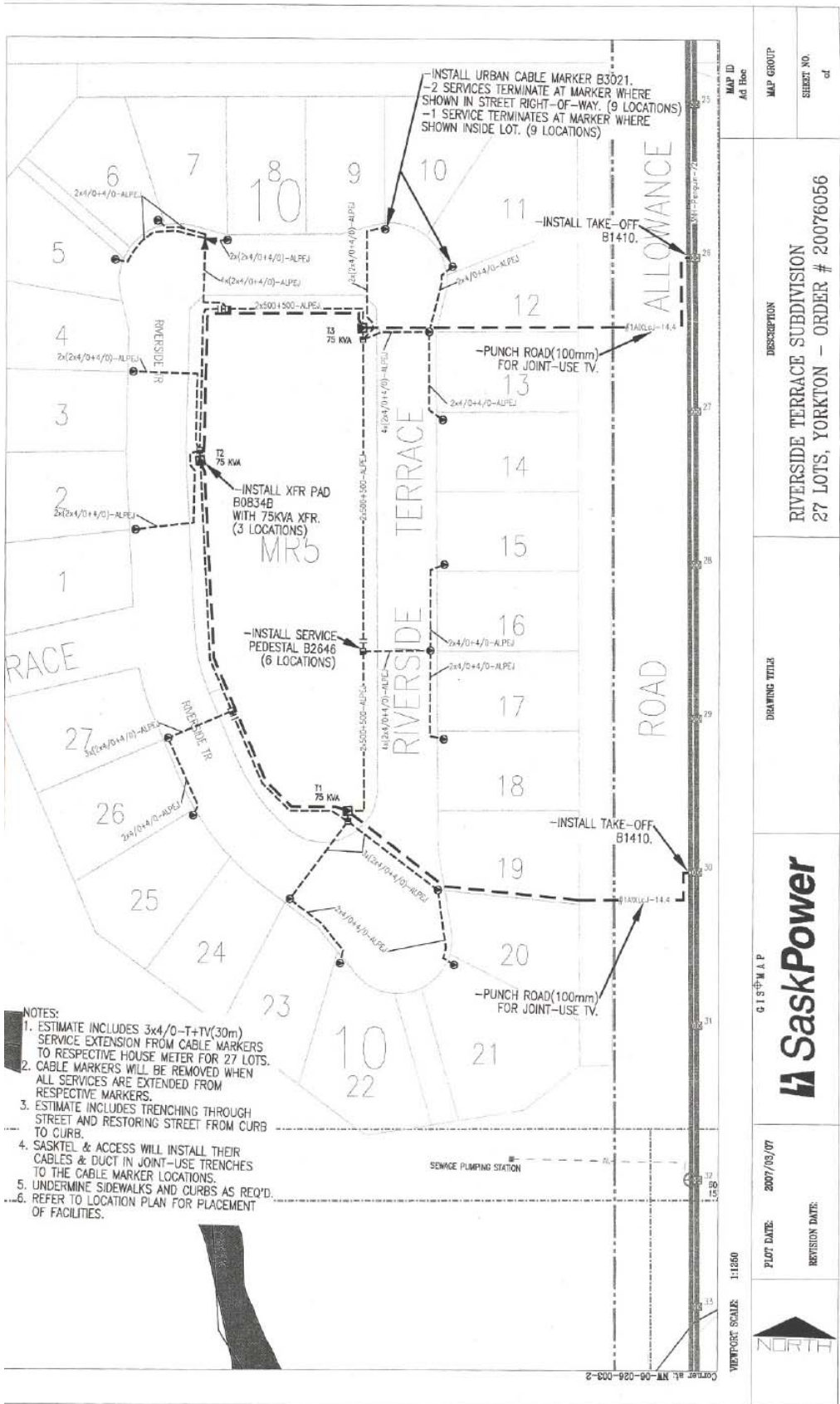
**Concept Plan: subject to change.**

5. Riverside Terrace Grading and Drainage Plan





7. **Riverside Terrace – Location of Utility Pedestals**





9. Riverside Park – Location of Developer-Installed Fencing

