

# ARCHITECTURAL CONTROLS – *The Creeks*

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. To provide eye-appealing streetscapes, colours, exterior finishes and roof and other treatments the following controls have been developed. Only new homes constructed on site will be approved. RTM's will be approved on a case by case basis.

## COLOURS

Samples 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, 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). **Front set backs at 6.0 Meters.** (Balance as per City Bylaws)

## CONTROL TABLE

In addition to the requirements listed below, every single family home in *The Creeks* will be required to have an address block prominently located in the front of the home. (See Architectural Coordinator for details)

	Lots backing Tatagwa Park and Creekside Terrace	Lots located on Coteau and Delaet Drive
<b>Minimum Square Footage Requirements</b>		
Bungalow - Minimum	1,600 Sq. Ft	1,300 Sq. Ft
Bi-Level (Main Floor)	1,550 Sq. Ft	1,300 Sq. Ft
Two-Storey	1,900 Sq. Ft	1,500 Sq. Ft (900 Sq. Ft. Minimum Ground Floor)
Split Level - (Two Levels)	1,600 Sq. Ft	1,300 Sq. Ft.
<b>Additional Requirements</b>		
Two Car Attached Garage Complete With Concrete Driveway and Front Walks	REQUIRED	REQUIRED
Architectural Shingles - 30 Year	REQUIRED	REQUIRED
Colour Restrictions	YES	YES
<b>Front Exterior</b>		
Address Block	REQUIRED	REQUIRED
Brick (or Stone)	REQUIRED	REQUIRED
Stucco - With Architectural Buildouts	ACCEPTABLE	ACCEPTABLE
Vinyl/Steel/Aluminum Siding	NOT ACCEPTABLE	NOT ACCEPTABLE
Other Siding	BY APPROVAL ONLY	BY APPROVAL ONLY
<b>Rear and Side Exterior</b>		
Stucco	ACCEPTABLE	ACCEPTABLE
Other Siding	By APPROVAL ONLY	By APPROVAL ONLY
Vinyl/Steel/Aluminum Siding	NOT ACCEPTABLE	NOT ACCEPTABLE
Rear Yard Restrictions and Fencing	As Per City of Weyburn By-Laws – Chain Link Fencing not permitted	As Per City of Weyburn By-Laws – Chain Link Fencing not Permitted

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

- One (1) set of prints showing all exterior finishes, (one set to be retained) or one 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](mailto:envision@sasktel.net)