



MERIDIAN BEACH

Meridian Beach is a lakeside development that will blend into the environment, respecting the beauty of the land, and harmonizing with nature. Sustainability, use of natural materials, building green - this is a cottage country development that will sustain and enhance the natural features of this fabulous area.

Architectural Guidelines and Policies 2022

Prepared by:
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In association with INSHORE DEVELOPMENTS LTD

ARCHITECTURAL GUIDELINES and POLICIES FOR MERIDIAN BEACH

INSHORE DEVELOPMENTS LTD. REVISION 8 – Published August 21, 2022

This document is a supplement to the Restrictive Covenant, “Building Scheme and Regulations” registered on your lot. Both the Covenant and these Guidelines apply, and the prospective builder should be familiar with both. This document will be revised from time to time and while reviewing drawings for approval, Meridian Beach (“MB”) reserves the right to request changes that may not yet be written into this document. These Guidelines and Policies are intended to give buildings and other components of the development a sense of continuity, while at the same time allow for individual expression. Questions about these Guidelines or the Covenant may be directed to Norval Horner at (403) 803-6914 or Harvey Bernbaum at (403) 998-0680. For the time being authority for approvals is vested in Inshore Developments Ltd. (Inshore) who has named Harvey Bernbaum as project architect to complete reviews/approvals. However, this will later be transferred to the Meridian Beach Homeowners Society (MBHS).

ARCHITECTURAL REVIEW POLICY AND PROCEDURE:

All submissions shall be reviewed by Inshore (or the MBHS) who shall provide a written notice and/or approval stamp to the landowner. The notice may be to proceed and/or will indicate changes that are required. The approval is necessary before the county will issue a Development Permit. Response will normally be within 7 working days, but failure to do so shall not constitute approval. Approval may be denied if the submitted material is incomplete.

ARCHITECTURAL REQUIREMENTS AND STAGES:

Following are the stages in the review/approval process. Documents are to be submitted in PDF electronic format to Bernbaum Architect Ltd. hbernbaum@shaw.ca

1. PRELIMINARY DESIGN:

This early concept submission is encouraged to assure that the designer and owner are on the right track. We require conceptual drawings in sufficient detail to show the design in a readable scale with some sense of the decorative features with basic measurements shown. The following is to be submitted –

- a) FLOOR PLANS: including porches or decks. Show north arrow.
- b) EXTERIOR ELEVATIONS OF GARAGE AND COTTAGE: indicating design and finish materials, building wall heights.
- c) SITE PLAN – preliminary and may be hand drawn – to show the buildings, the required setbacks on the lot, driveway, north arrow, lot, block, plan information, All dimensions and elevations to be in metric.
- d) EXTERIOR RENDERINGS OR PHOTOS, ETC and/or drawings from a plan catalogue may be acceptable as part of the submission provided there is enough detail.

2. CONSTRUCTION DRAWINGS:

This is the final review, Drawings to have Site, Lot, Block address, name of client, scale, north arrow on all plans. Submission to MB is to include –

- a) FLOOR PLANS: showing rooms, decks, porches, windows, doors, landings and dimensions.
- b) EXTERIOR ELEVATIONS: for the cottage and garage; indicate heights of walls, roof peak and main floor above existing grade at the street side of the cottage; note all exterior materials and exterior finishes; show windows, doors, landings, stairs.
- c) BUILDING SECTIONS: indicating all floors, roof and foundation; all floor heights in geodetic datum are to be shown; indicate sewer invert height with its geodetic elevation.
- d) SITE and PRELIMINARY LANDSCAPE PLAN: all buildings, paths, decks driveways and any hard surfacing or gravel should be shown on the site with required and proposed setbacks from building to property lines, indicate geodetic heights of main, garage and basement floors. Show owners name, north arrow, lot number, existing grade contours and proposed landscape grade in meters. It should also include fencing, gates, fire pits and any outbuildings. We also recommend that it include existing trees and proposed new trees, shrubs, and grass. Norval Horner is pleased to draw this in conjunction with the owner at no charge. This drawing will also indicate final floor heights relative to sewer invert and other utility locations and connections.

LANDSCAPING CLARIFICATIONS: see later section as well

Our intent is natural and warm, not like a city lot so the greener and wilder the better. We understand the desire for low maintenance and that is fine as long as it does not include gravel or crushed rock. We don't want one or two gravelly precedents to give an impression of acceptability. It can be achieved using large areas of indigenous plantings such as fescue and shrubs and letting it grow wild. Local wildflowers and shrubs give that country look and don't require cutting. Trees should be interspersed for privacy, shade and enhancement of the property and cottage. Accents of large sandstone rocks enhances the natural look. Wild rose is native and grows well, tolerant of drought and damp and needs little care once established. We are fine with people transplanting bushes and small trees out of the huge natural areas around us so one does not have to spend a lot on bought plants. Use mulch instead of gravel or crushed rock for accent plantings.

1. Use grass – Karl Forester or similar tall grass, or lawn in front and along the sides of the cottage.
2. We are pleased to let you take 6 local sandstone rocks as features. If you take more we expect you to let us know and pay \$5 per ft³.
3. No artificial grass.
4. Driveways and walkways must be setback at least 1 m from the lot line to give space for trees and shrubs. There should also be screening vegetation, shrubs, hedges and trees between you and your neighbours.
5. In general driveways should be curved and not wider than necessary to fit two vehicles – max. 5.5m width. If the area in front of a garage is graveled it should be screened with shrubs/ trees to soften the look. Wide rectangular driveways look like the city and are to be avoided.

6. Along the sides of your lot, use screening trees which also contribute to the cottagey feel of the overall subdivision.
 7. In preparing the landscape plan it should be kept in mind that trees, grass, shrubs and flowers contribute to a natural cottagey look..
- e) DETAILS: to include but not be limited to – details of exterior columns, beams, exterior timber frame trusses, gables, railings, stairs, decks, porches, knee braces, trim, etc.; Any signage and any exterior lighting fixtures unless pot lights, are to be submitted to the Architect for Meridian Beach for approval.
 - f) COLOURS: proposed colours of all exterior building materials – selections of allowable colour choices will be provided by the Architect for Meridian Beach upon request by the builder/owners of the property, well in advance of when the builder/owners decide they are ready to order exterior material. The use of certain colours will be limited by the Architect for Meridian Beach. Colour samples should be emailed to the Architect for Meridian Beach for approval along with exterior elevations of the proposed building(s). Colours are to be submitted to the Architect for Meridian Beach for approval Accent colours are encouraged Exterior elevational drawings of the proposed building are to be coloured appropriately to indicate where colours are to be used and submitted for approval.
 - g) NOTE: An elevation benchmark will be required on site by your surveyor prior to the commencement of any construction Local benchmarks can be obtained from Donnie McKee, Accelerated surveys, project surveyor at 403 505 5940.
 - h) Construction Drawings are to be drafted and to scale **with a scale bar**. A hand drawn Site/Landscape Plan is acceptable if it is clear, complete and to scale with dimensions. Submission of landscape plan may be made when the house is at drywall stage although preferred as part of the approval submission.

3. REVIEWS AND APPROVALS:

The aforementioned reviews and approval do not constitute approval from the County or Building Permit Office and an owner or his contractor must obtain all necessary approvals or permits.

No work is to proceed until the Construction Drawings have been approved and stamped by Inshore Development's Architect. A copy of our approval of your design and drawings will be sent to Ponoka County after which you may obtain your **Development Permit** from Ponoka County.

Mr. Peter Hall, Ass't Chief Administrative Officer or
 Lynn Comeau, Administrative Officer
 4205 Highway 2A Ponoka, Ab.T4J 1V9
 Tel: (403) 783-3333 Fax: (403) 783-6965

Building Permits are necessary and can be obtained from Superior Safety Codes in Red Deer.

4. CHANGES IN THE WORK, FINAL INSPECTION, FEES, DEPOSIT, VARIANCES, ADDITIONS TO THE APPROVED DEVELOPMENT PERMIT DRAWINGS:

> CHANGES TO THE DESIGN:

If after the Construction Drawings have been approved, the owner, contractor or designer wish to make changes to the design that will affect the exterior appearance, site plan, or size of the project, a request with all drawing changes must be submitted for approval from Inshore Developments Ltd. No changes will be allowed without this prior approval.

At the end of construction, it is necessary to verify the compliance of the finished project with the approved drawings. A survey is suggested after construction to confirm that the buildings are correctly placed, and the exterior will be inspected by Inshore for compliance with approved drawings. Any changes required by Inshore to maintain compliance to the approved drawings must be carried out by and at the expense of, the owner of the lot. In case of any discrepancy between the drawings and the built product, Inshore has the right to enforce the changes be done at the expense of the home owner and are within their right to withhold the return of the home owner's Construction Deposit.

> REVIEW FEE AND CONSTRUCTION DEPOSIT:

There will be a one-time Review Fee of \$400 for the approval of the preliminary design and Construction Drawings, which is to be given or sent to Inshore along with the Construction Drawings. However in some cases projects take inordinate time for approval due to not meeting the intent of the Guidelines or refusal to make requested modifications or provide requested details. In cases where the approving architect or designer spends more than 3 hours on the project then the Additional Time (supported by a timesheet) shall be charged at the actual rate of the approving professional (the current architectural rate is \$175/hr). The approving architect will endeavor to advise when extra fees are going to be required and request that they be forwarded to Inshore. Additional Review of previously approved projects or modifications to projects will be subject to Additional Time charges.

Approval of Garages after the main building is complete will involve a minimum design approval fee of \$200 plus additional time beyond 1.5 hours.

A Construction Deposit of \$2,000 is required from the property owner to assure compliance with submitted plans. This shall be submitted with the construction drawings and will be returned after inspection by Inshore, provided compliance between the drawings and the completed project, and that Inshore is not required to clean up or repair common areas damaged due to this construction. In case the deposit is insufficient to cover the costs of remedial action, the owner of the property shall be responsible to pay to Inshore any costs associated with any remedial work.

Cheques for the above \$400 Design Review Fee (plus costs for any Additional Time) and the \$2000 Construction Deposit, are to be submitted to:
Inshore Developments Ltd. 209 Scarboro Avenue SW, Calgary Ab, T3C 2H4. Etransfers to norval1@shaw.ca are acceptable. Receipts will be issued.

> **VARIANCES:**

Variations may be granted based upon architectural merit or deemed hardship but shall not constitute a precedent for future variations.

During the course of construction, should a variance from the drawings occur that has not been approved, Inshore has the right, if necessary, to enforce its Policies and Guidelines by legal action, which could require the owner to stop, remove, and/or alter any improvement in a manner that complies with the standards established by Inshore. Any costs associated with this enforcement will be the responsibility of the owner of the lot upon which the building is being built.

> **LIMITATIONS OF RESPONSIBILITY:**

The purpose of the review of submitted material is to determine if the proposed construction meets the Meridian Beach Architectural Design Guidelines and Policies. Inshore's review is not with respect to, nor does Inshore assume any responsibility for structural integrity, site and soil conditions, governmental requirements, or the work of the 'owner's architect, designer, engineer or contractor.



MERIDIAN BEACH ARCHITECTURAL GUIDELINES

PORCHES and ENTRY PORCHES:

Porches are to be roofed and not project into a required front, rear or side yard. Porches should express woodwork that demonstrates the structure and the craft of wood joinery with columns and beams made of stone, steel, brick or wood, used singly or in combinations. Columns shall be a minimum of .8 inches in cross section. A tapered style for columns is encouraged. Stone, shingle or brick bases supporting rustic columns are preferred as shown in the accompanying sketches. Decking and steps may be wood or manmade material. Trim should be painted, stained wood or prefinished cement board or "smart" board. Any covered deck is considered a porch and the foregoing rules apply.

DECKS:

Decks may be located at either the front, side or back of the building and do not have a roof or any structure over them. Decks are not to project into any required front, rear or side yard setbacks if they are more than .6m above finished grade. If .6m or less above finished grade, decks cannot go any closer than 6m to the rear property line, no closer than 2m to side property lines and can project 2m into a required front yard setback for a principal building. Deck railings should normally be painted or stained wood and be of a substantial dimension, but can be glass, prefinished metal or a combination. Decking and steps may be of wood or man-made material. Second story decks will not be allowed unless they are well separated from neighbours and include screening for privacy.

All areas under decks and porches shall be screened with painted or stained wood lattice, unless windows/doors exist from the basement in these areas. Lattice is not required where the deck is well above grade at the rear of the cottage and there are basement windows under the deck.

MAIN FLOOR ELEVATION ABOVE GRADE:

Main floors should normally be elevated above existing grade .5m to 1.12m at the street side of the house. This limit of the main floor elevation above grade does not apply at the rear, canal, or lakeside of the house particularly when there is a walkout or sunny style basement. Also, the main floor height of a cottage is normally to be no more than .3m (1') higher than that of neighboring cottages. If neighboring floor heights are dissimilar, a median height between the two should be selected.

If part of a lot is to be raised by fill, the impact on a neighbour is to be considered. In all cases, fill is to be tapered to the property line and if necessary, property owners are to provide retaining structures, the edge of the retaining should be no closer than .3m to the property line. Each lot should provide drainage to the front and rear on the sides and not create drainage over a neighbour's lot.

SETBACKS:

For Canal Street

- a) The principal building, including garage if attached, shall normally not be closer than 14m to the street property line but may be less on lots which do not have a largely rectangular shape. Lots 2 to 5, 41 and 42 will be allowed a reduced setback due to their irregular shape.
- b) The principal building, including garage if attached, shall not be closer than 20m to the rear property line, or 25m from a rear property line that backs onto a canal.

- c) The side walls of the principal building and garage shall not be closer than 2.4 m to the side property lines and must be 3m for a full 2 story building.
- d) Accessory Buildings such as separate garages, sheds and boathouses shall be a minimum of 3m from side and 6m from rear property lines though for lots 1 to 42 on Block 1 - backing onto the farm field - the rear setback may be reduced to 3m. Block 2, lots 85 to 127 must have a minimum of 20m (65') from the canal property line to the closest wall of an accessory building.
- e) The outermost side of any detached garage shall not be closer than 14m from the street property line

For Phase 3 and 4 (lots 2 to 84 in Block 2) on Summer Crescent

- a) The principal building, including garage if attached, shall not be closer than 10m to the street property line, but may be 8.5m on lots less than 42m depth and 7m on lots less than 40m average depth
- b) The principal building, including garage if attached, shall not be closer than 10m to the rear or canal property line, but may be 8m on lots less than 42m overall depth.
- c) The side walls of the principal building and garage shall not be closer than 2.4m to the side property lines and must be 3m if it is a full 2 story building.
- d) Garages separate from the main cottage shall be a minimum of 3m from side property lines, 6m from rear property line and no closer than 10m from the street property line. This 10 may be reduced where the overall lots depths are less than 42m per above.

For phases 5, 6 and 7+ on BridgeView Road and Springside Crescent setbacks to the principal building, including garage if attached are as follows -

- a) Lots 131 to 141 Block 3 (canal lots in the trees) - the principal building requires a 10m setback from the road and 20m setback from the Canal property line. 8 m setback applies to accessory buildings
- b) Lots 206 – 215 (east side of Bridgeview road on the high ground) - the principal building requires a 18m setback from the road and 20m setback from the rear property line. Lot 216 may have a reduced front setback due to its irregular shape.
- c) Lots on the west side of the canal and Springside Cresc.(143 to 205)) - the principal building and any accessory building, requires a 10m setback to front and back property line. but may be 8.5m on lots less than 42m depth and 7m on lots less than 40m average depth
- d) Garages separate from the main cottage shall be a minimum of 3m from side property lines, 6m from rear property line and no closer than 10m from the street property line or 18m on lots 206 to 215.
- e) The side walls of the principal building and attached garage shall not be closer than 2.4m to the side property lines and must be 3m if it is a full 2 story building.

General:

- a) Front and rear setback relaxations may be considered if suitable landscape screening is provided.
- b) Neither Decks over .6m above finished grade nor porches of any height, may protrude into any of the above noted setbacks.

SITE COVERAGE:

A maximum of 372 sm (4000sf) may be built upon lots 1 to 42 in Block 1 and upon lots 85 to 166 in Block 2 and all of Phase 5 and up.

A maximum of 300 sm (3230sf) may be built upon the balance of phases 3 and 4 lots. In all cases the site coverage is to be in the maximum range of 35%.

This site coverage is the cumulative total of the main floor of the principal building plus garages and accessory buildings over 10 sm (107sf) in area, all porches, any covered decks and any open deck that is set over .6m in height above the finished grade. All measurements are to be taken from the outside face of walls.

In general building massing and size is to be considered in light of neighbour's views and plans. Long walls along a neighbour's property are discouraged. For Double lots – breaking up of the massing of the cottage is considered important and separation of both the garage and guest quarters from the main cottage is recommended.

Hard surfacing, gravel or crushed rock shall not cover more than 35% of the front yard area.

MAIN FLOOR HEIGHT:

To be a maximum height of 1.12m (44") above finished landscape grade. Design landscape grade is provided by the developer.

BUILDING HEIGHT:

Max height of any roof peak above finished grade is to be 10m (33') measured from the street side of the building.

DRAINAGE:

Drainage from downspouts into the sideyard, etc, is to normally be kept on the lot and directed to the front and rear of the property, canal or roads and never onto neighbour's property or pathways. Downspouts and sump pumps are never allowed to go to the sewer.

ROOFS:

Preferred roof overhangs from building walls to be a normal minimum of .6m and minimum of .75m in gables where timber frame detailing is used. Variance of greater roof overhang depths is encouraged. Roof pitch shall be appropriate with style, generally a minimum of 5:12. Porch roofs may be a minimum of 3:12. Dormers are encouraged with appropriate scale of window treatments.

FRONT ENTRANCE / FRONT PORCH:

The front entrance to the cottage must face the street and have an entrance porch no less than 4m in width and 1.8m in depth measured from cottage wall to inside face of closest supporting column. The cottage should be designed to reinforce the importance of this entrance by use of architectural elements such as timber framing, columns/beams, seating area, comfort and neighbourliness suitable to the country setting of Meridian Beach

GARAGES:

One of the goals of the Design Guidelines is to de-emphasize the garage so it should be designed to minimize its impact and importance on the site, as viewed from the street, from the canal or from the neighbouring properties.

Attached front drive garages - the front wall of the garage with the overhead door should be set back a minimum of 3m from the main front wall of the house. A front drive garage of which the door is flush with or in front of the front wall of the house would be considered only for a single car garage.

Attached front garage with a side approach - where garage overhead doors face the side of the property - will be allowed but must not diminish the importance of the front entrance of the cottage. Nor should the garage impose very long walls along a neighbour's property. Windows shall be used to enhance the garage wall that fronts to the street and to the neighbour's side.

Free standing garages shall be separated from the principal dwelling by a normal minimum of 3m. A free-standing garage in front of the cottage with the overhead door facing the street would be allowed only if it is a single garage and no other location on the property could be found and it is within normal setbacks.

Garage size: to be a maximum of 8.5m (28') in any dimension with a maximum cumulative total area of 65 sm (700sf). A triple garage will not be allowed on a single lot with a residence. A larger garage/coach house will be allowed where a single residence is using two lots combined but the massing is to be reduced by diversifying door locations, roof configurations, etc.

Large or high garages designed for RV's will not be allowed. Where a single residence and associated garage/carriage house are being developed on two combined lots more latitude will be granted on garage size and number of doors. The garage will be evaluated in conjunction with the massing and sensitivity of the proposed development to its site and neighbours.

Developed space above a garage is to be a maximum of 50 sm (540sf) in area, in a 1 ½ storey design with dormers and gables. This area is to be calculated from the outside face of exterior walls or from the outside face of any knee wall 1.2m in height or over. A full kitchen is not allowed as it may not be used as a separate residence.

Roofed over area beside the garage (carport) will be considered depending on the massing of the garage and the cottage. This area could be used for parking a car or boat storage along with wood storage. The maximum dimensions allowable would be 8.5m (28') x 3m (10'). The extended roof over this area should be supported by columns and beams that are consistent with the design of the cottage

Garage walls should be clad and detailed similarly to the cottage and normally with a similar roof slope and fascia. Stained wood or wood clad garage doors are encouraged and features such a low arch over the vehicle door(s) with suitable trim and front lighting would enhance a garage. Please see the sketches attached

Exterior stairs to the upper space above the garage are allowed and may be covered to protect them from snow and ice.

SHED TYPE ACCESSORY BUILDINGS:

Maximum enclosed area of 10sm (108sf) and with no side longer than 3.6m (12'). An additional roofed area on the accessory building will be considered to maximum dimensions of 1.5m width x 3.6m length for storage of wood, etc and must be supported by columns and beams to minimize its overall massing. Accessory buildings are to match the cottage design and detailing. Maximum height to be 3m.

Limits – maximum 2 accessory buildings on any single property. Accessory buildings on any lot are to be located a minimum of 10m apart. Accessory buildings are not allowed in front yards.

Setbacks – shall be a minimum of 3m from side and 6m from rear property lines and the same setback from Canal property lines as is required for the principal building. Meridian Beach will evaluate each accessory building application in context with the neighbouring properties.

RV STORAGE ON PROPERTY:

No RV storage will be allowed on any property at Meridian Beach. The MBHS has additional rules regarding RVs visiting a lot before or after construction.

CONSTRUCTION FRAMING MATERIALS:

Buildings can be structured out of wood frame, log, timber frame, or masonry construction.

SIDING:

Natural materials, i.e. wood, brick, stone, stucco, logs or these materials used solely or in combination with each other. James Hardie and Canexel siding & shingle products or approved equivalent will also be considered. No vinyl siding. Where the siding material on the front wall is different than that on the side wall, front siding material must wrap onto the sidewall by a minimum of 1.8m (6').

TRIM/SOFFITS/FASCIAS:

Window and door casings, etc. can be stained or painted wood, smart board or prefinished cement board. No manmade imitation wood veneer on a foam backing will be allowed. Soffits can be wood, painted or stained, or pre-finished aluminum. Fascia boards should be stained wood or "prefinished cement board" or "smart board" and at least 1 1/2"x 8" nominal boards, to give a strong appearance. Aluminum and vinyl fascia are not allowed. Window and door casings will normally have substantial decorative trim with at least .1m (4") wide casing boards and .15m (6") high casing headers.

FIREPLACES, FIREPLACE CHIMNEYS AND EXTERIOR STONEMWORK:

Any stone used on the outside of the house is to be real natural stone. Any fireplace and chimney that is exposed to the exterior of the house, is to be faced with natural stone (not manmade) or brick. If the fireplace does not have a chimney, it may be clad with stone or brick or clad in one of the same materials as the house walls. If the chimney is visually discontinuous from the fireplace it may be left as an exposed flu. It is encouraged that the fireplace and associated chimney be used as a feature of the exterior of the house.

ROOFING:

Wood shakes and shingles, metal roof and asphalt shingles are acceptable. Other options will be considered, with the exception of plastic materials.

WINDOWS and DOORS:

Classic style windows are encouraged with divided lights and multiple sections, generally higher than wide or where width is desired 2 or 3 windows can be grouped together. Where divided lights are shown on drawings they are not to use only "shadow bars" between the panes but should include exterior and interior muntin bars that give the appearance of true divided lights.

The finish of stain, paint, or prefabricated product should be satin or semi-gloss. Semi-gloss paint for trim will be acceptable. We encourage windows being grouped into sets. The attached sketches provide design suggestions for windows and doors.

EAVES:

Eaves shall be appropriate for the building style. Open, exposed rafter tails are encouraged, as are sloped soffits. If soffits are enclosed, prefinished aluminum or painted or stained wood is acceptable.

COLOURS:

COLOURS: proposed colours of all exterior building materials – selections of allowable colour choices will be provided by the Architect for Meridian Beach upon request by the builder/owners of the property, well in advance of when the builder/owners decide they are ready to order exterior material. Colours are to be submitted to the Architect for Meridian Beach for approval. Accent colours are encouraged. Grey or blue grey is discouraged See notes under Construction Drawings page 3.

EQUIPMENT:

Satellite dishes, hot tubs, sports equipment and permanent children's play equipment shall not be located in yards fronting or siding onto streets. No satellite dish with a diameter of greater than 1m (3'-0") shall be allowed. Placement of these should be sensitive so that they are not obtrusive and do not affect another home's view.

LANDSCAPING:

Please read with CONSTRUCTION DRAWINGS, ITEM 2d LANDSCAPE CLARIFICATIONS page 3

Existing Landscaping should be maintained or added to, as much as is reasonable, to continue the country and lake quality of the Meridian Beach area. Landscaping is intended to be rural, pleasant, inviting and providing some privacy from neighbours and public areas. Gravel, crushed rock and hard surfacing are to be minimized and should be only areas designated as such on the site plan such as driveways or walks.

The general character is intended to be natural and informal with groupings of plant material as would be found naturally in this topography. Newly planted trees and shrubs are to be compatible with the indigenous species of the area and should require little maintenance. Lawn areas are to be allowed but a "city" look is to be avoided and artificial turf will not be allowed in future. We suggest less lawn area and more trees and shrubs. Bark Mulch is acceptable in shrub beds but not gravel or crushed rock.

Street side yards are to be as noted above, more natural and informal leaning more toward treed/rustic. We recommend fescue mixes for lawns rather than Kentucky bluegrass as fertilizer should be avoided close to the lake. No artificial grass is allowed.

Landscaping is to be used to provide some screening of buildings and parking areas from the street and from the water, as well as to provide privacy to neighbouring lots from walkways, driveways, decks, porches and balconies. Use of large trees behind the rear wall of the cottage (and attached garage) is discouraged as they tend to obscure the neighbouring properties view from the rear of their homes. Shrub planting and maintaining existing trees is fine in the area behind the rear wall of the cottage.

Fill may be required on many properties to even-out the terrain of those lots. Inshore Developments Ltd. is concerned about fill raising the cottage main floor to a level that would be uncomfortable to the neighbouring cottages and result in loss of privacy. Fill should be used cautiously and tapered to the property line, stopping short of any existing trees or shrubs that are to be maintained. If necessary, retaining the earth a minimum of 0.3m or 1 foot back from the property line should be considered to step the fill back to existing grade. Retaining walls are to be a maximum .9m height above finished grade and if more than one retaining wall is required, can be no closer than .9m apart from any other retaining wall. All lots should drain to the front and rear and never to a neighbouring lot.

DRIVEWAYS:

Driveways must be separated from the side property lines by a normal minimum of 1m. This separation area is to be landscaped to provide screening between the driveway and the neighbouring property. If retaining is required beside a driveway, a minimum setback of 2m (6'-6") from the side property line is required. Driveways should not be a straight line that leads directly from the street to the garage doors, with the intent that the curving driveway will allow for landscape to partially screen the garage and cottage from the road. Large rectangular driveways are to be avoided as they have a subdivision look about them. Driveways may not be wider than 5.5 m total width and only for a portion of the overall length. Driveways are subject to approval by meridian Beach and generally are to be built as per the Site/Landscape drawing as prepared with Norval Horner.

PARKING:

Parking must be on property and preferably screened from both the street and from the neighbours by landscaping. The Homeowners Society Rules should be referenced regarding parking of RV's on lots which is not normally allowed.

Recently some owners have started putting single parking pads in front of side drive garages. These will only be allowed if the following conditions are met:

- Extensive screening is planted both on the side and front of the pad.
- The maximum size of any pad is to be 3.6 m wide and 7.5m long
- A pad in the front setback will only be allowed if the garage is set back more than the minimum required for the location so that only half the pad or 1.8 m protrudes into the front setback.
- In no circumstance is the front yard to be more than 35% hard surfacing which includes all driveways and parking.

FENCING:

Black, chain link fencing, maximum 1.2m height in the back yard and portions of the side yard is acceptable for dogs, etc. Any fencing should be shown on the site plan. No fencing will be allowed in front of the front elevation of the cottage or garage.

SIGNAGE:

Any free-standing and/or wall mounted signs for cottages are to be approved prior to installation. Internally lighted signs are not allowed. Where lighting is needed it shall be by separate fixture, directed to the face of the sign. The size of signage indicating site number and or name of building to be a maximum of .6m w x .3m ht. (2' x 1')

EXTERIOR LIGHTING:

Property and building lighting should not spill illumination or glare onto adjacent properties or public areas. All exterior lighting requires Inshore's approval including any installed after construction completion.

APPROACH REQUIREMENTS:

The owner of the property is required to provide an approach driveway into the lot from the street with parking for 2 cars. Where the approach road goes over a drainage ditch, the property owner is obligated to provide a minimum .4m (16") galvanized steel culvert. This approach shall be a minimum of 4m (13') and a maximum of 7m (23') in width. It shall be graveled as a minimum and present a neat and attractive appearance from the street. Its position shall be shown in the site plan for approval.

BUILDING ON ACCRETED LANDS:

Most of phases 3, 4, 6, and 7+ at Meridian Beach are on accreted lands.

Accreted land was at one time covered by Gull Lake. Gull receded for a good part of the last century from a level of 901.5m in 1924 to approx.. 898.5m in 1978. The lake has fluctuated between 898.45m and 899.4m over the last 50 years and so is normally well below 900.68m the 100 year flood level set by Alberta Environment (p13 of the 2003 Gull Lake Plan).

At Meridian Beach the accreted land has been approved for residential subdivision. When we dug the canal we used the earth to raise the level of the lots by a further 1 to 3 meters, all building sites are set at least 902 m, well above the 100 year flood level. Nonetheless, building where there is both fill and the prospect of an increasing lake level requires some special precautions as follows:

1. Footings or piles must be placed on soil that can support the building, normally the original grade before fill. Homeowners may need a bearing certificate provided by a P.Eng. Parkland Geotechnical of Red Deer is familiar with the site and can provide a certificate. That is the responsibility of the owner. We recommend minimum 24inch wide footings for buildings.
2. When the building is designed there should be no permanent openings in the foundation below 901. This will work with the walkout lot elevations.
3. If the homeowner wishes to have a basement, it is recommended that the basement floor is set above the 100 year flood level or 900.68. The lowest level allowed for a basement floor is 900.5 and the furnace and all electrical should be at least 0.3m (12") above the basement floor.

4. For all basements a sump pump should be installed to discharge toward the back or side of the house (sump pumps are not allowed to discharge into the sewer).
5. The grade elevations of your potential lot and the prospect for a walkout or any basement limitations can be provided by Inshore.

If you have any questions contact:

Norval Horner (Inshore) (403) 803 6914 or
Mark Ruault (Allnorth Engineering Ltd.) (403) 204 7932

SOURCES FOR PLANS:

In general terms, the overall style that we are looking for is normally described as “Arts and Crafts”, “Craftsman”, “California Bungalow” or simply “Bungalow”. In English plan books the term “Edwardian” shows up. These tend to be styles that were popular in the first two decades of the 20th century.

We are prepared to accept plans from an architect, a builder, a design service, or a company selling plans for a fee. One source of plans are by Robinson Plans - robinsonplans.com

REQUIREMENTS DURING CONSTRUCTION AT MERIDIAN BEACH –

That the owner/builder must -

- Notify both Meridian Beach Board (board@meridianbeachhs.ca) and Inshore at norval1@shaw.ca of the builders site manager who we can contact if there are problems with the site.
- Provide a porta potty on site during the entire construction process
- Keep the site clean of garbage/debris and protect the surrounding area from blowing debris related to the construction on the site,
- Provide a dumpster onsite during the entire process of construction
- Respect and prevent/maintain from damage the neighboring properties and the pathways during the entire construction phase
- Provide gravel on site early in the build to avoid mud being tracked onto the roads and the contractor is to clean mud off the roads if it occurs.
- Ensure that concrete trucks can only be washed out on the lot and any dumped concrete must be buried on the lot which is being built on.
- Limit noise to between 8:30 am to 5pm on weekends and 7:30 am to 7pm on weekdays



MERIDIAN  BEACH

AERIAL VIEW OF MERIDIAN BEACH

ARCHITECTURAL STYLES

As a general rule of thumb, if the home has a cottage quality, has used natural materials and is “green” in its nature, then you are on the right track. This section specifies the styles of architecture which can be used for homes in Meridian Beach. These are not meant to be absolutes but depictions of building characteristics that are generally very “cottage” or “country” in their nature.

Arts and Crafts Style

These are homes with roots in the first 3 decades of the twentieth century. They often have moderate pitched gable roofs, with wide unenclosed eaves & large porches.



Note the wide and deep porch, double columns, railing detail, wood highlights on the gable ends, decorative ends on the wide fascia, wall trim against the soffit, groupings of windows



This is luxurious newer home in the arts and crafts style with wide porch, grand entry, shingles accenting the second floor, knee braces, columns and beams with steeply pitched roof



Note the entry porch, roof, double columns on a broad stucco base; wide door & window casings; knee braces, grouped windows, repetition of window style with small paned mullions; curved window treatment, beams & columns supporting the deep roof overhangs



A smaller arts and crafts cottage with a prominent porch and entranceway, brick column bases, wooden columns, beams and knee braces with broad wood trim boards at top of walls



An original Craftsman – note the columns, the flat 2x8 railing pickets, stonework, gabled second floor window, knee braces, large and deep porch, steep roof slope.

Shingle Style

This style is characterized by the extensive use of wood shingles as exterior cladding over a timber frame. Originating in the second half of the 19th century, this has been a recurring architectural style over the last century and is currently the basis of much contemporary residential architecture.



This example is typical, known for its interesting architectural elements. Note the half round window responding to the half round dormer, the short overhangs of the roof to wall, painted wood trim, smaller windows within larger groupings, a mix of window scales, simple steeply sloped roofs and the wonderfully excessive use of cedar wall shingle melded with the real stone of the fireplace and chimney. Buildings of this style used natural materials and exuded a cottage nature. They were typically 1 ½ to 2 stories high.

Timber Frame and Log Style

These buildings are the contemporary form of building from the land. They are rustic in nature, yet contemporary in form. The buildings feel at home on the land. The style is characterized by timber structure and use of natural materials as features.



A rustic timber frame cottage in Banff – columns, beams, angle braces, heavier timber railing with a decorative center portion, deep porch and steep roof with a dormer at the top



Timber Framing style is bold and strong enough to support the cottage with fine solid timber columns, beams and angle supports.



This cottage can be seen at Meridian Beach by the main boat launch and is a fine example of timber frame construction



This log building is a fine example of this rustic form of construction and is the epitome of a simple log building

Bungalow Style

Popular in the first quarter of the 20th century, and now is experiencing a resurgence of popularity. Usually has one or one and a half stories, a widely bracketed gable roof, a large porch, and often built of rustic materials.



Note the wide wood columns and truss like beam on porch. Porch is deep and well defined by the strong columns and its depth. There is a gabled second floor with windows.



This arts and crafts bungalow is characterized by the wood braces supporting the deep roof overhang, the wide fascia and trim boards. The lovely inset porch creates a welcoming front entrance. Windows are grouped and the roof defines a bay; the low roof pitch works well with other architectural elements



Note the porch and high stone on the column bases; the deep, wide porch with low pitch roof; the outriggers supporting the roof overhang on the house; the repetition of window types; the dormer on the second floor.



This is another wood and stone columned arts and crafts bungalow style cottage. Note the multiple wood columns on the stone piers joined to low stone walls containing the handrail and balusters of the railing. The porch is deep enough to be used for seating and viewing. Again the side bay is defined by the simple form of the dormer roves with large overhangs.

Regional Vernacular Style

This category is generally intended to describe a range of buildings based on what was built in our area prior to 1940 and encompasses farmhouses, cottages, and village homes. These are around where many of us grew up, and they hold a special place in our hearts.



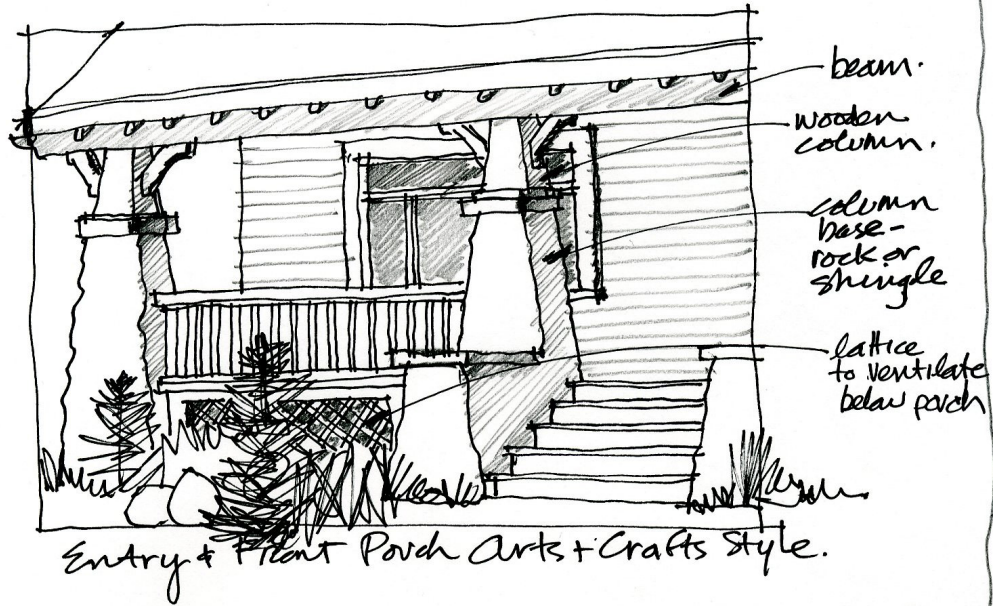
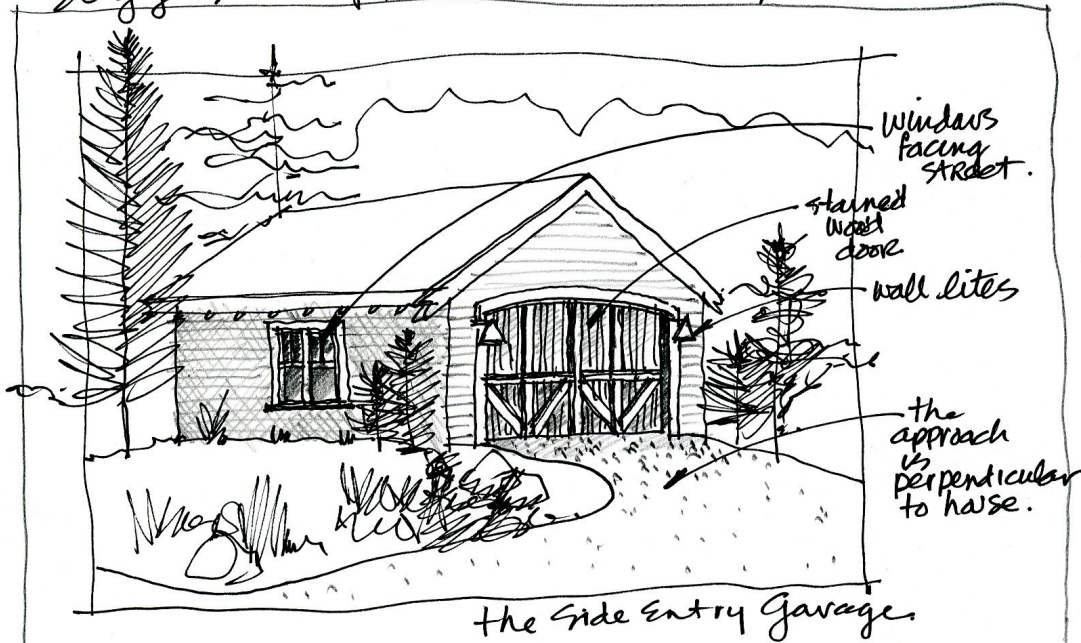
The wide front porch makes this simple home interesting and friendly; note the simple roof shape and large front dormer echoed by the smaller side dormer.



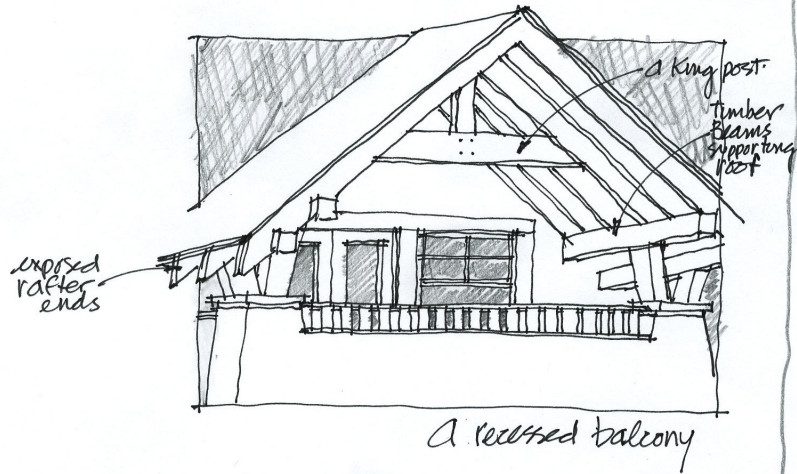
This romantic cottage is an excellent example of a typical farmhouse of the 1912 period. It is graceful and simple with the broad porch being the defining element along with the Palladian window on the second floor. The elements are finished wood, broad trim details, large windows, symmetry and broad, welcoming steps.

STYLE & DETAIL SUGGESTIONS

Suggested Approaches to Design Details



Suggested Approaches to Design Details





MERIDIAN BEACH COMMUNITY ... CANAL DAYS 2022

END OF ARCHITECTURAL GUIDELINES