

WHITETAIL CROSSING
APPROVAL PROCESS GUIDELINES

1. Obtain a copy of building pocket, lot grading and driveway location plan from Hagen Surveys. These documents display the area your house must fit on your lot as well as the location of your garage (left or right side). Please note that you can use any qualified surveyor, however, they must obtain the building pocket and driveway plans from Hagen Surveys.
2. Review the attached architectural guidelines. Pay close attention to the required square footage of your house, utilizing minimum 70% lot frontage, minimum double attached garage, etc.
3. Design your house according to the architectural guidelines and garage location plan.
4. Have a surveyor create your site plan (plot plan). Please include the lot grades with the plan.
5. Submit 1 (one) copy of the following to Image Design & Drafting for approval:
 - construction drawings of the house (house plans/blue prints)
 - site plan/plot plan prepared by your surveyor
 - application for House Plan Approval
7. Apply for Development Permit from the Town of Mundare. The development permit application is attached. Cost is \$325.00. Please include the \$1,000.00 Security deposit with the following documents
 - construction drawings of the house (house plans/blue prints)
 - Site plan/plot plan
 - copy of approved house plan by Image Design and Drafting
 - signed Statement Regarding Abandoned Wells-No Wells (attached with a map)
8. Apply for Building Permit from Superior Safety Codes Inc.
9. Once obtaining your development permit from the Town and the building permit from Superior Safety Codes Inc., contact your surveyor to arrange for them to stakeout your lot when you are ready to start digging.
10. **BUILDERS/HOMEOWNERS ARE RESPONSIBLE FOR SITE CLEANLINESS. NO GARBAGE, BOARDS, PLASTIC, ETC.**

The above information is to assist the builders/homeowners with the process involved prior to building. Any questions or comments can be directed to the Town of Mundare.

The contact information for respected parties is included below:

Town of Mundare
Email: cao@mundare.ca
Phone: (780) 764-3929
Fax: (780) 764-2003
Box 348
Mundare AB T0B 3H0

Superior Safety Codes Inc.
Toll Free 1(866) 999-4777
Phone: (780) 489-4777
Fax: (780) 489-4711
14613-134 Ave
Edmonton AB T5L 4S9

Image Design & Drafting
Tracy Campbell
e-mail: tracy.campbell@shaw.ca

Hagen Surveys
Suzanne Perras (Sue)
Email: sperras@hagensurveys.com
Phone: (780) 464-5506 Fax:
(780) 464-4450
8929-20 St
Edmonton AB T6P 1K8

WHITETAIL CROSSING
ARCHITECTURAL GUIDELINES

HOUSE SIZES

All homes must comply with the following minimum building footprints, not including the garage, which are calculated above grade:

R2A District Lots - Lot Widths less than 10.0m (32.8 feet) in width, (measured at the 6m front yard setback line).

- Minimum building footprint of 700ft².
- All other lots with a frontage greater than 10.0m in width, must comply with the following 12.19m width requirements

Lot Widths	12.19m	15.24m	18.29m
Bungalow	1000 Sq Ft	1200 Sq Ft	1400 Sq Ft
BiLevel	1000 Sq Ft	1200 Sq Ft	1400 Sq Ft
Split Level	1000 Sq Ft	1200 Sq Ft	1400 Sq Ft
1 1/2 Story	1400 Sq Ft	1600 Sq Ft	1800 Sq Ft
2 Story	1400 Sq Ft	1600 Sq Ft	1800 Sq Ft

All homes must occupy a minimum 70% of the lot frontage.

GARAGES AND DRIVEWAYS

Each residence is to have a minimum 2-car attached garage. The R2A lots shall have a minimum single car attached garage. Garages are to be located in conformance with the driveway location plan. Driveways and front walks are to be constructed of the same material (concrete, paving stone, or an approved equivalent. No asphalt.)

VARIATION

Housing units with similar elevations must be built with at least 2 houses between, on either side of the street; i.e. XOYX (X denotes repetition). To be different, an alternate elevation must reflect significant change to exterior treatment such as roof design, windows, styling, colors and finish.

REAR ELEVATIONS

Extra detailing in rear of house will be strictly enforced on lots backing onto the golf course. Rear elevation shall not have 3 storey clear elevations. Walkout basement houses must utilize decks, bay windows, roofs, roofs, etc. Decks must be constructed concurrently with the home.

ROOF LINES

A maximum ½ storey spread or appropriate roof line transition between houses. Minimum 18" overhangs. All homes shall have minimum 5/12 pitch.

CORNER LOTS

Special exterior design must be given to the flank age side of homes on all corner lots. Low profile homes are preferred on corner lots.

EXTERIOR FINISHES

Materials shall include siding, brick/stone, stone tile, or stucco.

ROOF

Materials shall consist of asphalt shingles, pine/cedar shakes, or concrete tiles.

LANDSCAPING

Landscaping of the front yard must be completed within 1 year of house construction. This is to include sod to the sidewalk or curb and one tree planted in the front yard. The minimum tree size shall be 2 inch caliper deciduous and 5 feet in height for coniferous. If extra landscaping is desired, approval may be given without a tree.

LOT GRADING

To adhere to the approved subdivision grading plan. All plot plans and stakeouts will be done by Certified Surveyor.

APPROVAL PROCESS

Application must be submitted to the Town of Mundare including the following:

- a completed and signed application form
- a complete set of plans and elevations
- surveyor's plot plan

Construction may not commence until approval is given by the Town of Mundare. Decisions regarding the conformance of house plans or interpretations of the architectural guidelines are strictly the right of the Town of Mundare in conjunction with recommendations of the designated consultant(s).

SECURITY DEPOSIT

A \$1,000.00 security deposit will be collected from the builder prior to construction commencing.

The \$1,000.00 security deposit will be refunded to the builder only when it is confirmed that:

- the as-built house conforms with the approved plans
- there is no damage to the municipal improvements
- a lot grading certificate has been issued on clay
- a \$1,000.00 security deposit is received from the homeowner

The \$1,000.00 security deposit will be refunded to the homeowner only when it is confirmed that:

- the front yard landscaping is completed as per the guidelines.
- there is no damage to the municipal improvements

Any deficiencies or damage will be deducted from the \$1,000.00 security deposit.

Town of Mundare

Application for Development

No.

Name: _____ Phone No. _____ Cell No. _____

Mailing Address _____ Postal Code _____

Plan _____ Lot _____ Block _____ Street Address _____

Registered Owner _____ Mailing Address _____
(If different than above)

Existing Use _____ Lot Type: Interior _____ Corner _____

Lot Width _____ Lot Length _____ Lot Area _____ Percentage of Lot Occupied _____

Proposed Development _____

Size of Building _____ Height of Building _____

Estimated Cost of the Project or Contract Price _____

Estimated Date of Commencement _____ Estimated Date of Completion _____

I hereby give my consent to allow all authorized persons the right to enter the above land and /or buildings with respect to this application only.

DATE: _____ SIGNATURE _____

Note:

1. Development includes a change in use of land or buildings and the construction, addition to or major alteration or renovations to buildings and any other development as defined in the land use by law.
2. A site plan showing all building locations, dimensions, distances between buildings and the property lines is required. A lot grade plan may be required.
3. Building, electrical, plumbing and gas permits are mandatory and the responsibility of the developer.
4. Location of gas electrical, water, sewer and TV cable lines is the responsibility of the developer. You must contact the utility companies to ensure no encroachment exists.

APPLICATION FOR HOUSE PLAN APPROVAL
WHITETAILED CROSSING

LOT _____ BLOCK _____ PLAN _____ STAGE _____
CIVIC ADDRESS _____

BUILDER _____ CONTACT _____
ADDRESS _____ POSTAL CODE _____
PHONE: _____ FAX: _____ JOB # _____
HOMEOWNER _____

House Type: Bungalow ___ Bi-level ___ Split ___ 1½Story ___ 2 Story ___ Roof Pitch _____
_____ Sq. Ft. Main Floor + _____ Sq. Ft. Second Floor = _____ Sq. Ft. TOTAL

	Material	Manufacturer	Color
Roof	_____	_____	_____
Wall Cladding	_____	_____	_____
Soffit/Fascia	_____	_____	_____
Eaves/Downspouts	_____	_____	_____
Trim	_____	_____	_____
Veranda	_____	_____	_____
Brick/Stone	_____	_____	_____
Window Sash/Grills	_____	_____	_____
Entry Door	_____	_____	_____
Garage Door	_____	_____	_____
Driveway/Walkway	_____	_____	_____

SITING AND GRADES IN ACCORDANCE WITH THE ATTACHED PLOT PLAN PREPARED BY THE DESIGNATED SURVEYOR. THE BUILDER IS RESPONSIBLE FOR MEETING THE REQUIRED ELEVATIONS AND ENSURING ACCEPTABLE DRAINAGE IN COMPLIANCE WITH THE APPROVED GRADING PLAN AND PLOT PLAN.

Use of House Plan Approval

The Applicant acknowledges that the house plan approval is provided as a service and the Town of Mundare and Image Design & Drafting by Tracy Ltd. assume no responsibility for the accuracy of the information provided or for any losses or damages resulting from the use thereof. The Application further acknowledges that he will hold the Town of Mundare and Image Design & Drafting by Tracy Ltd harmless from any action resulting from the use of this information.

Date _____ 20____ Signature of Applicant _____

Tracy Campbell e-mail: tracy.campbell@shaw.ca

**\$1,000 BUILDING DEPOSIT TO BE SUBMITTED TO THE TOWN OF MUNDARE PRIOR TO CONSTRUCTION. HAGAN SURVEYORS WILL NOT PROVIDE STAKEOUT UNTIL THE DEPOSIT IS RECEIVED BY THE TOWN OF MUNDARE.
PAYMENT IS TO BE MADE TO: TOWN OF MUNDARE**

STATEMENT REGARDING ABANDONED WELLS
LOCATED ON THE SUBJECT PROPERTY

I, _____, registered owner (or
(please print)

their agent) of _____, have consulted the Energy
(Legal land description)

Resources Conservation Board (ERCB) Abandoned Well Map Viewer, and verified that **abandoned wells are located** on the property subject to this application. I have contacted the responsible licensee(s), and the exact well location(s) has/have been confirmed.

Additional information provided by the licensee(s) requiring a change in the setback area is attached:

- Yes
 Not applicable

In the event that construction activity occurs within the setback area of the abandoned well(s) as a result of development on the subject property, the abandoned well(s) will be temporarily marked with on-site identification to prevent contact during construction.

A copy of the ERCB map showing the subject property and a list identifying and locating the abandoned well(s) and on the subject property and a list are attached.

Signature of registered owner (or agent)

Date

Map Results

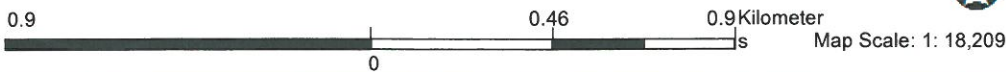


Monday, December 10, 2012 9:51:35 -07:00

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TOWN OF MUNDARE

Policy: Residential Tax Incentive Policy

No. 12-07

Date adopted/revised: July 6, 2015

Resolution 15/172

Statement

To encourage development of residential housing by providing a short term property tax exemption.

Exemptions

1. Exemption only applies to the municipal taxes. The owner is still responsible to pay the Alberta School Foundation Fund Taxes and the Lamont County Housing Foundation requisition.
2. Exemptions will apply to the total assessment.
3. Exemptions must be approved by council every year.
4. An approved tax exemption is tied to the property/tax roll not the owner/developer.
5. The exemption only applies to new construction.
6. The tax exemption is a 100% exemption on municipal taxes for three years. The exemption will start on January 1 the year following the start of construction. ex. for a home with construction starting in 2015, the first year of the exemption will be 2016.

7.9 R-LD – Low Density Residential District

7.9.1 Purpose

To provide for residential development in the form of low density built forms while allowing for increased densification in neighborhoods.

7.9.2 Permitted Uses and Discretionary Uses

Permitted Uses

Dwelling, Backyard Suite*
Dwelling, Duplex
Dwelling, Single Detached
Dwelling, Single Detached – Modular Home*
Dwelling, Secondary Suite*
Dwelling, Semi-detached
Family Day Home
Group Home, Minor*
Home Business, Minor*
WECS, Micro*

Discretionary Uses

Bed and Breakfast*
Group Home, Major *
Home Business, Major*
Temporary Outdoor Event

Refer to Part 5, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.9.3 Subdivision & Development Regulations

- a) The minimum lot width for a semi-detached dwelling shall be 15.2m. If a semi-detached lot is subdivided then a minimum parcel width of 7.6m (per dwelling) shall be provided and must have lane access.
- b) The minimum lot width for a single detached dwelling with a secondary suite shall be 12.2m.
- c) The minimum lot width for a duplex dwelling is 15.2m.
- d) The minimum lot width for a single detached dwelling with a backyard suite shall be 15.2m.
- e) The minimum lot depth for all listed dwelling types shall be 33.5m for lots with a lane and 30.5m for lots without a lane.

7.9.4 Development Regulations – Dwelling, Single Detached and Dwelling, Single Detached Modular

- a) The maximum height shall be 10.0 m
- b) Where the vehicle door of an attached garage faces a lane or road, the minimum setback from a lot line shall be 6.0 m.
- c) The minimum setback from the front lot line shall be 6.0 m.
- d) For a side lot line:
 - i) the minimum setback from a side lot line shall be 1.2 m.
 - ii) the minimum setback from a side lot line that abuts a flanking road shall be 4.0 m.
 - iii) the minimum setback from a side lot line that abuts a multiple residential, commercial, or industrial district shall be 1.2m.
 - iv) the minimum setback from one side lot line shall be 3.0 m where there is not direct vehicular access to the rear yard or to an attached garage.
- e) The minimum setback from the rear lot line shall be 7.0 m, or 5.5 m for a corner lot.
- f) Any listed residential uses shall provide all required parking on-site.

7.9.5 Development Regulations – Semi-Detached Dwelling

- a) The maximum height shall be 10.0m
- b) The minimum site width for semi-detached dwellings shall be 15.2m.
- c) The minimum yard requirements shall be the same as those identified under 7.10.4.
- d) Where a common wall of a semi-detached dwelling is located on a mutual side lot line, the side yard shall be 0.0.
- e) Semi-detached dwellings are not permitted on lots with no rear lane access.

7.9.6 Development Regulations – Duplex Dwelling

- a) The maximum height shall be 10.0m.
- b) The minimum site width for a duplex dwelling shall be 15.2m
- c) The minimum yard requirements shall be the same as those identified under 7.10.4.
- d) Duplex dwellings are not permitted on lots with no rear lane access.

7.9.7 Development Regulations – Accessory Buildings and Accessory Structures

- a) The maximum height shall be 4.5 m.
- b) Where the vehicle door of a garage faces a lane, the minimum setback from the rear lot line shall be 6.0 m.
- c) The minimum setback from the front lot line shall be 18.0 m.
- d) The minimum setback from a side lot line shall be 1.0 m, or 4.0 m from a lot line that abuts a flanking road.
- e) The minimum setback from the rear lot line shall be 1.0 m.

- f) The maximum gross floor area for a single storey accessory building shall be 62m², not including a backyard suite.

7.9.8 Development Regulations – Accessory Building - Backyard Suite

- a) A Backyard Suite may be sited above a garage, physically connected to the side of a garage or developed as a separate accessory building.
- b) The maximum gross floor area for a backyard suite shall be 46m².
- c) The maximum gross floor area for all accessory buildings on-site shall be 108m².
- d) The rear yard setback where a backyard suite is located above the garage is 6.0m.
- e) The rear yard setback is 1.5m for that portion of the building used as a backyard suite.
- f) The sideyard setback is 1.2m for any portion of the building used as a backyard suite.
- g) The maximum height of the structure where the suite is a stand-alone building shall be 4.5m.
- h) A minimum 5.0m separation distance is required between the principal dwelling and any portion of the building used as a backyard suite.
- i) A backyard suite must have a private amenity space that is located outdoor and has a minimum of 7.5m² with no dimension less than 1.5m.
- j) A minimum of one (1) parking stall shall be provided on-site for the backyard suite accessed from the lane.
- k) A backyard suite shall not be permitted on a lot with no rear lane access or in a laneless subdivision.
- l) The maximum height of the structure where the basement suite is located above a garage shall be 7.5m sloping down to the height of structures on the neighboring property.

7.9.9 Other Regulations

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.