

Eagle Heights Estates

Architectural Standards

1 General

All buildings must comply with the current Rural Municipality of Corman Park D – Country Residential 1 (DCR1) District Zoning Bylaws, as may be amended from time to time.

1. No mobile homes shall be permitted on any Lot and no existing home that does not conform with these guidelines shall be moved onto any Lot; however, modular homes or existing homes that conform to the design of and appear the same as traditional site-built homes and conform to all other requirements pursuant to these guidelines are permitted.
2. All fencing must be erected in such a manner so as not to impede the views or drainage of other Lots. Any perimeter fencing shall not exceed 2 metres in height and shall not be constructed of wire.
3. No drainage grade or swale left or created in the Development or on any particular Lot for the purpose of permitting surface drainage shall be altered, built upon or obstructed in any manner that would interfere with the surface drainage from the Lot or adjacent land.
4. No person shall, at any time, add fill to a lot or grade a lot in such a manner that it will cause surface water to flow along the surface from that lot to any adjacent lot. Any buildings constructed are required to meet the minimum building elevation as identified in the drainage plan.
5. The Owner of any Lot shall not permit any Dwelling or other improvement (including but not limited to a garage, storage shed, fence or animal shelter) built upon such Lot to remain in a state of disrepair or in an unfinished, unmaintained or unpainted state.
6. No refuse, trash or garbage of any nature shall be located, dumped or stored on any Lot. No garbage or refuse may be stored or accumulated in such a way as to be accessible or be an attraction to wildlife or pets. Garbage must be contained and disposed of in such a fashion and frequency as not to create a health hazard, noxious odour or unsightly condition.
7. All fires on any Lot must be contained in a stone, concrete, steel or brick fire pit specifically designed for such purposes.
8. Owners are encouraged to retain mature, healthy trees wherever practicable to

preserve the natural beauty of the area. Clear cutting is not permitted. Where practicable, buffer strips of undisturbed vegetation should be left along boundaries between Lots to better ensure privacy. Any clearing of trees or ground disturbances in areas of native grass must comply with the *Migratory Birds Convention Act & Regulations*. Any clearing must occur outside of the nesting season if migratory bird species are determined to be present.

9. No hunting, trapping or shooting of any firearms shall be permitted on any Lot. Fireworks displays are not allowed.
10. No poultry, birds, or livestock, including without restricting the generality of the foregoing, cattle, bison, swine, sheep, goats, donkeys, or wild fur-bearing animals shall be raised, housed, contained or otherwise permitted on any Lot. No kennels are permitted. Dogs and cats will be allowed as domestic pets, provided they are confined to their owner's premises, except when on a leash and accompanied by their owner.
11. No sign or advertising matter of any kind shall be placed on or adjacent to any Lot, except for a sign offering the Lot for sale or rent, or an unobtrusive entrance sign identifying the owner, occupant, address or name of the Lot. Any such sign shall be located entirely within the boundaries of such Lot and shall not exceed one (1) square metre in surface area.
12. No unlicensed or inoperative vehicles and no inoperative tractors, equipment, implements or other machinery shall be stored or kept on any Lot unless during a maintenance period.
13. No more than twelve (12) of any combination of the following shall be stored or permitted to remain on any Lot unless the same is stored or placed in a garage or fully enclosed space, except for temporary storage for a period not to exceed five (5) consecutive days in any three (3) month period: a boat, boat on a trailer, boat trailer, house trailer, utility trailer, automobile, recreational vehicle, truck or other vehicle.
14. It shall be the responsibility of each Owner to ensure that construction sites are kept free of unsightly accumulation of rubbish and scrap materials, and that construction materials, trailers, shacks and the like are kept in a neat and orderly manner. During building construction, each Owner is required to install and regularly empty a construction disposal bin.
15. All exterior light fixtures shall be designed and placed to illuminate structures within the confinement of the Lot boundary lines so as to screen the glare and light from adjoining properties and to ensure no obstruction of the sight of drivers passing by on internal roads or adjoining highways.
16. All water, sewer, waste disposal, septic, and/or grey water systems must comply

with all laws, bylaws, policies and controls of the RM of Corman Park and the Province of Saskatchewan.

17. Each Lot owner is responsible for the construction, installation, and maintenance of a wastewater, sewage and sanitation system (the “Septic System”) located on each Lot. Approval of the construction and installation of the Septic System on any Lot is subject to submission to the Saskatchewan Health Authority and the Municipality. The Septic System is required to be in accordance with the findings of the approved Onsite Waste Water Treatment Systems Effluent Study. A Type II Mound system has been considered a suitable type of private on-site wastewater disposal system.
18. New potable or non-potable water wells are not permitted on any Lot.
19. No excavation shall be made in or to the Lot and no soil, sand or gravel shall be removed from the Lot, except for the purpose of building or for the improvement of the grounds or natural terrain of the Lot.

2 Architectural & Construction Guidelines

2.1 Construction

1. All Dwellings or other improvements on any Lot shall be constructed in accordance with these building guidelines.
2. All construction on any Lot shall also comply with all applicable building codes and municipal by-laws, regulations and other requirements, and be in conformity with the provisions of any easement, right-of-way, and restrictive covenant registered against title to such Lot.
3. No development shall be commenced or carried out on any Lot until all required development and building permits have been obtained from the applicable municipal authorities. Construction of any improvement shall not continue unless these permits remain in full force and effect.
4. Building setbacks for principal and accessory buildings:
 - i. Front yards - all buildings shall be set back a minimum of 45 metres (147.6 ft) from the center line of a municipal road allowance or provincial highway or such greater distance as required by the Saskatchewan Department of Highways and Transportation, excepting sites which front on an internal subdivision road which shall be set back a minimum of 8 metres (26.2 ft) from the front site line.
 - ii. Side yards - all buildings shall be set back a minimum of 3 metres (9.8 ft) from the side property line. Where a side yard abuts a road, the front yard

requirements shall apply.

- iii. Rear yards - all buildings shall be set back a minimum of 10 metres (32.8 ft) from the rear property line.

2.2 Drainage

5. The Dwelling and any improvements constructed on a Lot shall not increase existing cross-drainage to other Lots.

2.3 Exterior

6. Exterior colour schemes shall blend with the natural environment and shall not detract from the overall appearance of the Development. Shades of brown, grey and other earth tones are permitted. Bright yellows, pinks, reds, oranges and other like colours are not permitted.
7. Exterior cladding materials of log, stone, brick, wood or stucco or quality external finished materials that simulate these textures and that blend with the natural environment are acceptable.
8. Railway ties are not permitted.

2.4 Outbuildings

9. A garage sufficient to store at least two (2) automobiles shall be constructed on each Lot.
10. All buildings additional to the Dwelling shall be constructed in the same architectural style and out of the same exterior materials as the Dwelling so as to conform in appearance to the Dwelling. Steel and metal Quonsets and outbuildings are not permitted.

2.5 Dwellings

11. No Dwelling shall be constructed on any of the Lots which has an above grade floor area less than:
 - 1,400 square feet in the case of a bungalow or bi-level
 - 2,100 square feet in the case of a split-level or 2-storey dwelling

2.6 General

12. The developer, its servants, agents, contractors and appointees will not be held responsible or liable for the enforcement of or ensuring compliance with these guidelines by or against an owner of any Lot.

3 Eagle Heights Estates will provide:

1. The provision of an electrical transformer to the property line of the Lot. The cost of bringing electrical service from the property line to the dwelling shall be at the Purchaser's expense.
2. Installation of telephone service to the property line of the Lot. The cost of bringing telephone service from the property line to the dwelling shall be at the Purchaser's expense.
3. Installation of a natural gas main. The cost of bringing natural gas from the main to the dwelling shall be at the Purchaser's expense.
4. Supply and installation of the infrastructure necessary to supply water to the property line of the Lot. The water system to be constructed will be a high pressure system fed by a SaskWater treated water line. The Vendor shall supply a connection point (known as a "curb stop") at the property line adjacent to the subdivision road. Construction and installation of the service connection and any supply lines and connections from this curb stop and within the Lot boundary shall be at the Purchaser's expense.
5. Approach to the Lot and culverts where deemed necessary.

The Purchaser acknowledges that no septic or wastewater services are included in the Purchase Price and that the Purchaser shall install a septic system, including a septic tank and/or mound, on the Lot at the Purchaser's sole expense. The Purchaser acknowledges that these systems are private systems and the Municipality has no liability or responsibility for installation, operation, maintenance, repair, or replacement thereof.

The developer may, but has no obligation, to enforce any of the conditions herein contained but the said obligations may be enforced by the owner of any other Lot in the development.

The Purchaser hereby acknowledges receiving a copy of this document on the ____ day of _____, 2025.

Witness:

Purchaser

Witness:

Purchaser