

General Requirements

1. Any dwelling (hereafter referred to as "the residence") must be constructed in accordance with the developer's plans and approvals.
2. Plans must be approved prior to permitting process. Electronic versions (PDF) of elevations and finished floor plans must be submitted along with a completed **Northfield Landing House Plan Approval Application**.
3. Residences must adhere to a 12 meter setback and the applicable zoning bylaw and regulations set forth by the County of Grande Prairie.
4. The said lands shall be used for the construction on each lot of a residence only and no attached apartment shall be constructed on any of the said lands.
5. Mobile homes are not permitted. Modular homes are permitted, provided they are placed on permanent foundations.
6. Single family residences do not require a garage.
7. Approval of plot plan and height above grade for the main floor.
8. Any residence shall be of new construction and shall have the approval of the appropriate government authority prior to the commencement of construction and notwithstanding any building standards or regulations, all residential development shall be constructed to not less than the minimum living areas as follows:
 - a) Bungalow – minimum 1,000 square feet
 - b) bi-level– minimum 780 square feet (on main floor)
 - c) Two storey – minimum combined floor living area of 1,400 square feet
 - d) Duplex (up/down) – One-Storey – 780 square feet (main floor)

The developer may, at its sole discretion, permit the construction of homes with less living area if the design and appearance is compatible with other residences in the development.

9. No television satellite dishes shall be placed in front yards. Satellite dishes up to thirty (30) inches in diameter are permitted in side and rear lots only.
10. Should any lot herein not be built upon within one year from the date of purchase the owner shall hereafter, until built on, keep the same in good repair and weed free, to the standards required by the County of Grande Prairie
11. Trash and garbage stored outside shall be stored only in sealed receptacles which shall only be placed in the front yard on the scheduled day of collection.
12. No boats, motor homes, busses, other recreational vehicles or unlicensed motor vehicles, shall be parked outside of the garage for a period in excess of twenty four hours at any one time either on the front street or in the front yard (front yard for this purpose being defined as that part of the lot between the front of the house and the street).

13. No modular trailers or mobile homes, or busses shall be parked or moved onto the said lands.
14. No residence shall be constructed without, weather permitting, or by the fifteenth day or August next constructing:
 - a) A poured concrete, cobblestone, or interlocking brick, double driveway; and
 - b) An entry sidewalk from either the front street or driveway constructed of poured concrete, cobblestone or interlocking brick.

Construction Requirements

15. All lots must follow the grading plan provided and a lot grading deposit must be made prior to construction in the amount of \$1000. All grades must be adhered to and will be inspected (only one (1) time) prior to grading release being granted. Failure to comply will require forfeiture of the lot grading amount in total. All lot plans and grading reviews will be performed by Beairsto Lehnrs Ketchum Engineering & Surveys Ltd. The builder/homeowner must inform in writing the developer once the home, grading and landscaping items are complete. The work will be inspected **ONLY ONCE**, if the work is complete and the grading certificate is confirmed, then the deposit will be returned to the builder/homeowner.
16. Builders and/or homeowners shall ensure that necessary permits and developer approvals are obtained prior to commencing construction.
17. Builders and/or homeowners shall familiarise themselves and comply with all provincial and municipal laws and by-laws.
18. All worksites shall be maintained in a safe and orderly condition.
19. Garbage and materials shall be gathered and placed in an enclosed structure daily and emptied on a regular basis. *Failure to comply will result in a minimum \$250 fine per day to the building permit holder until rectified to the satisfaction of the developer.*
20. Builders and/or homeowners shall ensure that all concrete washouts be dumped at designated areas only.
21. Builders and/or homeowners shall assume full responsibility for any damage caused to roadways, hydro or utility works, surveyor's monuments, grade stakes or other services in the development caused by their workmen, delivery vehicles and other construction traffic. A deposit of \$1500 per lot will be paid upon execution and approval of the **Northfield Landing Application for Building Approval** form. Builders with 5 or more homes under construction at one time will be asked to provide a deposit of \$5,000)
22. Builders must ensure workers are covered by Workers Compensation and provide documentation if required to do so.
23. Builders must ensure access is not impeded by improperly parked vehicles on roads or adjacent vacant properties without written permission from the developer or County of Grande Prairie. Vehicles not adhering to this policy will be towed at owner's expense.

24. Builders and/or homeowners may not perform construction on the exterior of a home or other building between the hours of 8:00 pm in the evening and 8:00 am in the morning.
25. All homes must be placed on permanent foundations.
26. All lots must be landscaped within 12 months from completion of home or date of occupancy permit whichever is sooner. Landscaping must include a minimum of either:
 - a) 1 – 6-8' coniferous tree or 1 deciduous tree with a caliper of no less than two (2) inches or trunk measured six (6) inches from base of root ball.
 - b) Tree selections must be approved prior to installation and must conform to the County of Grande Prairie guidelines.
 - c) Front yard must have no less than 30% grass sod on four (4) inches of top soil prior to installation. Sod is acceptable in front yard, seed is not.
27. Fencing must be approved prior to installation by any builder or homeowner. All fencing types and materials must be approved, with similar designs and style to developer fencing preferred.
28. No signs or advertising material of any kind shall be placed or erected on a lot without written approval by the developer. All approved signage must be secured directly to the house or in a temporary tent sign holder.

Design Requirements

29. No residence may be narrower than twenty-two (22) feet across the front of the home as it faces the street.
30. Only asphalt or cedar shingles shall be utilized as roof covering on the residence and garage. All roof slopes shall have a minimum rise of five (5) feet for each twelve (12) feet of run, including garages. A pitch with a rise of four (4) feet for each twelve (12) feet or run may be approved on a case by case basis. Roof overhangs shall be twelve (12), eighteen (18), or twenty-four (24) inches depending on the style of the residence.
31. Front porches and covered entrances are encouraged.
32. Homes on corner lots may require additional architectural details to be installed specifically on side yard elevations
33. Driveways (past approach) and walkways shall be constructed with concrete or asphalt, or paving stone.
34. Approaches shall be in accordance with County of Grande Prairie requirements, (concrete only) including permits.
35. Permitted front façade exterior materials include vinyl, brick, stone, stucco, wood, composite and combinations thereof.

36. Garages (attached or detached) must follow the same colour and design scheme as the house.
37. Homes on corner lots must be designed to suit these high visibility locations. Appropriate wall heights, window placement and detail treatments must be consistent with the front elevation treatments with principal roof planes sloping towards view. Models will incorporate features to diminish mass at the flanking side elevation. Such elements may include setback of the upper floor, dormers, extra windows and/or projections with roof lines. Roof planes must wrap around building faces.
38. Similar or approximately identical elevations must not be repeated within four lots or directly across the street. To be considered different, an alternate elevation must reflect substantial modifications. Repetitive use of elevations, this includes front elevations will be monitored to ensure interesting streetscapes.
39. Exterior colours shall be warm, earth tone hues. White will not be permitted as the primary exterior wall colour but is encouraged as an accent colour. All exterior colour schemes will be approved prior to construction on an individual basis. Dwelling houses with colour schemes that detract from the street or are too similar to neighbours within a three (3) lot radius will not be approved. In keeping with the character of the neighbourhood and in consideration of blended streetscapes, pastel colours will not be approved.
40. Brick or stone veneer elements may be present on each dwelling house on the elevations viewed from the street. Veneer may be applied as partial (minimum 36") or full height across the front elevations only, however, the veneer must be returned down each side by a minimum of 12". The following are acceptable stone and brick styles:
- a) River rock
 - b) Split face
 - c) Fieldstone
 - d) Ledge Stone
 - e) Cobble field
 - f) Castle stone
 - g) Rumbled brick

NOTE: Stone tile is not acceptable.

41. All metal flues/chimneys must be contained in a chase and finished in a style consistent with the home design.
42. A maximum of twenty-four (24) inches of parged concrete will be permitted on all elevations. Variation in grade and basement design may require cladding material to be lowered or extended to within twelve (12) inches of ground level.
43. No concrete foundations shall be exposed more than nine (9) inches in front of the garage driveway or garage floor.
44. Any deck constructed shall be finished concurrently with the house or if erected later shall be finished expeditiously including application of paint or other finishing material.

Raw decks unfinished shall not be permitted. Any accessory exterior construction, such as a gardening shed shall not be located in the front or side yard and must be finished to match the exterior of the residence. There shall be no overhead power lines.

45. The declared purpose of this covenant is to ensure that lands are brought into development as a quality community and are aimed at protecting the value of the investment made therein and for that purpose are reasonable. Should some questions or disputes result from individual concerns, the decision of the developer is final.
46. Should any owner of any lot breach any of the covenants herein, then any owner, adjoining or otherwise of any of the lands registered as Schedule "B" may proceed in law against the offending owner to enforce these covenants, provided however that no obligation, action or claim lies against the owner of the dominant lands or its principals other than as a registered owner in the event of such a breach. This covenant shall constitute an absolute defence in such claim or action against the owner of the dominant lands or its principals.