



OWNER HANDBOOK ARCHITECTURAL DESIGN STANDARDS

MAY 1, 2022

NOTICE

Development and building permits are required from the RM of Laird prior to any development or site preparation. New development must comply with:

The geotechnical development standards that are registered to the title by the province under The Planning and Development Act. Specifically see the PMEL study dated September 30, 2004 that you received when you purchased your lot.

The RM of Laird Zoning Bylaw:

<https://rmoflaird.ca/PDFs/Bylaws/Laird-ZB-6-2008-Consolidation-May-13-2021.pdf>.

Sarilia is specifically addressed in Schedule E on pages 75-89.

The Sarilia Owner's Handbook (this document) contains design requirements aimed at creating an aesthetically pleasing streetscape.

Aspects of the Geotechnical development standards and RM Zoning Bylaw regulations may coincide with the Sarilia Owner's Handbook; the RM is bound to the geotechnical development standards and its Zoning Bylaw, but not necessarily the guidelines in this handbook.

**Contact the RM directly for information and questions
pertaining to Zoning Bylaw regulation.**

Office: 306-945-2133

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1. THE DESIGN PHILOSOPHY

The developers of Sarilia have selected architectural controls aimed at creating an aesthetically pleasing streetscape and encouraging a variety of different exterior building materials and design elements.

The architectural controls are an integral component in strengthening architectural character and fostering diversity amongst housing choices, creating a warm and inviting recreational environment.

The Architectural Design Standards have been created to communicate the Sarilia Country Estates design philosophy, particularly addressing architectural design and site planning in order to provide direction to site owners for the design of their dwellings, and to ensure compatibility within the unique environment of Sarilia.

Any significant changes to Sarilia's Architectural Design Standards will be put to the lot owners for a vote. A significant change will require a majority (50% or greater) of the voting lot owners to be in favour. One vote per lot can be cast. The Design Review Committee (DRC) is the responsibility of the developers: Riverview Cottage Country.

Where the Architectural Design Standards cannot be met due to unforeseen circumstances, the DRC must be consulted prior to any action taken. The DRC may approve and/or provide alternate remedies for the situation. Significant variances will require public consultation.

2. SITE PLANNING GUIDELINES

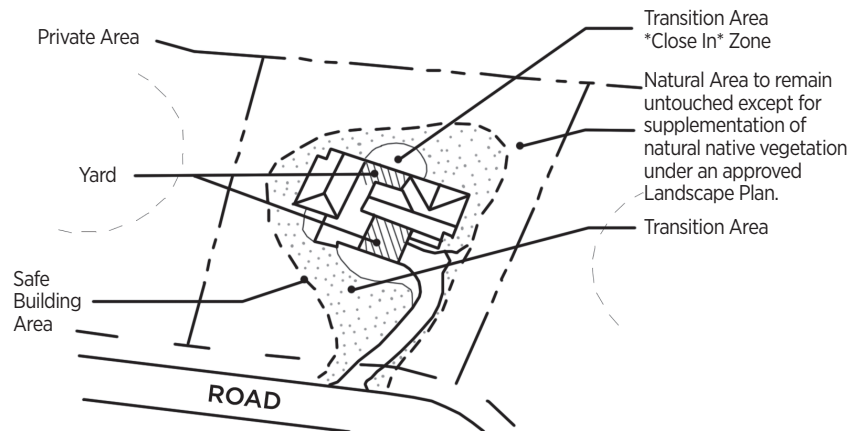
Design of any property improvements must consider minimizing disruption to the natural terrain and vegetation.

2.1 SAFE BUILDING AREA

Building placement and landscaping must be sensitive to the preservation of the existing natural fabric. Trees, natural vegetation, and all other site features should be incorporated and utilized to enhance the overall appearance of the home. Every method to preserve existing vegetation must be employed. Each home site has a designated Safe Building Area. It is designed to protect and preserve the natural landscape features.

WHEN THINKING ABOUT THE SITE PLAN AND LANDSCAPE DESIGN, FOUR ZONES ARE CONSIDERED:

1. The **Safe Building Area** is that portion of each lot within which all improvements, including structures, decks, walks, landscape improvements, grading, fencing, and all other mechanical equipment must be located, and is the only area of the home site where alterations of, or disturbance to, the natural landscape may occur.
 - The Safe Building Area for each lot cannot exceed 50% of the total area of the site.
 - Excess excavation material must be moved to locations as per Appendix C.
 - River Front lots will be affected by the No-Build Zone.
 - Buildings cannot be placed within the No-Build Zone (defined as 35 meters from top of bank).
2. The **Natural Area** is that portion of the site which lies outside of the Safe Building Area, and must remain as a natural area left untouched and undisturbed during construction.
3. The **Transitional Area** is that portion of a site within the Safe Building Area, but outside of the residence or site walls, within which an owner may enhance the landscape. All areas of the site which were disturbed by construction activity must be restored and renegotiated, and must be appropriately tended, until the natural vegetation is re-established. Only natural indigenous plants and trees are allowed in the Transitional Area.
4. The **Private Area** is that part of the Building Area which is screened from view from adjacent home sites, the street, or public areas, by structure. This area may include grass, garden and/or water features.



2.2 BUILDING SETBACKS

- All buildings must adhere to the setbacks defined by the RM of Laird in their bylaws for the area.

2.3 GRADING & DRAINAGE

- Site grading and drainage must occur with minimum disruption to the lot, without altering natural drainage patterns as runoff leaves the home site, and without creating conditions that could lead to unnecessary soil erosion.
- When cuts and fills are required, the maximum allowable is a 50% slope. Anything steeper than that will require a retaining wall.

2.4 ACCESS DRIVES

- Each home site may be accessed by a single driveway or shared drive as outlined herein.
- All driveways require a culvert at the time of installation.
- No circular drives are allowed.
- Each home site must have an area for the parking of two automobiles within the Safe Building Area.
- The surface of an access drive shall not exceed 18 feet in width at the point it crosses the property line.
- Driveway surfaces are included in the calculation of the Safe Building Area.
- Where a driveway needs to be cut into the hill side, the maximum allowable side slope is 50%.
- The side slopes are to be restored to their original natural vegetation.
- Special consideration by the DRC will be made for steep hillside driveways (over 12%).

2.5 WALLS & FENCING

- Fences can be added as an extension of the home for a dog run or a small area for family.
- Fences are not allowed along the lot perimeter.
- Privacy or screen walls must not exceed six feet in height.
- Fencing material must be of wood, textured concrete block or stone.

2.6 EXTERIOR LIGHTING

- All exterior lighting must be Dark Sky Compliant.

2.7 POOLS, SPAS & HOT TUBS

- A spa or hot tub is allowed.
- Swimming pools or wading pools are not allowed.
- This regulation is necessary for slope stability considerations as identified in the geotechnical investigation report.

2.8 OUTDOOR STORAGE

- All fuel tanks, water tanks or similar storage facilities must be shielded from view by walls or structure as per 2.5 or be installed underground.

2.9 MOBILE HOMES & RTMS

- Mobile homes are prohibited.
- RTMs are permitted.
- All homes must meet the same standards and require the same DRC approval as onsite construction.

3. ARCHITECTURAL CONTROLS

To enhance the street appeal of Sarilia Country Estates, these architectural controls encourage a variety of different materials and design considerations to strengthen and reflect the character of this river valley development. See Appendix A for examples.

3.1 BUILDING SIZE

- Minimum house footprint and allowable living area are indicated in Table 1.
- Maximum Building Height is site specific and indicated in Appendix B & D.
- No more than one residence may be constructed on any home site.
- A maximum of two detached outbuildings are allowed with the total footprint of the two buildings not to exceed the footprint of the main residence.
- Outbuildings located between the street and the residence must be 2 feet or lower than the main residence (as measured by highest elevation).

TABLE 1

	CR3C	CR3B	CR3A
Minimum Footprint	112m ²	93m ²	65m ²
Maximum Footprint	150m ²	150m ²	150m ²
Minimum Liveable Area	148m ²	111m ²	71m ²
Maximum Liveable Area	450m ²	450m ²	450m ²

3.2 FOUNDATIONS

The geotechnical development standards require:

- a) Individual buildings are constructed on a stiff, grade supported, steel reinforced, concrete raft foundation designed to accommodate horizontal ground movement and/or partial vertical ground loss. The raft foundation must be designed and stamped by a Professional Structural Engineer licensed to practice in the Province of Saskatchewan.

- b) Individual lots are assessed for stability, drainage, location, etc., by a Geotechnical Engineer licensed to practice in the Province of Saskatchewan.

3.3 EXTERIOR MATERIALS

All dwellings require a minimum of two different exterior building materials on the front elevation with each material being no less than 4.6 m² in area or a minimum of three exterior building materials with each material being no less than 2.3 m² in area. Material colours should be natural colours that blend in with the environment. Primary colours are not allowed.

Where the vertical distance from the underside of a ground floor wood deck structure (along its perimeter edge) exceeds 30 inches above finish grade below, the deck edge must be skirted wood latticework, stone wall and/or wood siding to screen the cavity beneath the deck.

3.4 HIGHLY VISIBLE LOTS

The regulations included in this section serve to add relief and break up the visual monotony of side walls on highly visible lots.

- Side or rear elevations that flank a street or municipal or environmental reserve require a minimum of either:
 - **two** different exterior building materials with each material being no less than 4.6 m² in area, or;
 - a minimum of **three** exterior building materials with each material being no less than 2.3 m² in area.
- Incorporation of additional architectural treatments, including bay windows, building cantilevers, dormers, etc. is also encouraged.
- Required placement of windows and/or a door that occupy no less than **5%** of the area of the subject building elevation.

3.5 ROOFS

- Roof styles and pitches must be consistent with the intended architectural style of the home in order to strengthen the streetscape and improve the interface between housing forms.

3.6 GARAGES & GARAGE DOORS

- Garages are not required but if desired can be either attached or detached.
- Any garage door visible from the street or environmental and municipal reserves must include some architectural features such as coped edges, decorative glass, designed inserts, wide trim, and natural woods.

3.7 MASSING & RELIEF

- All building volumes are encouraged to incorporate intermittent variances in plan and elevation to encourage shadow lines on facades and visible elevation variance.
- All building elevations that are adjacent to streets and municipal or environmental reserves must incorporate relief by using architecturally significant entry features and design elements.

3.8 SOLAR APPLICATIONS

- Passive solar design is encouraged.
- Active solar applications must be integrated in the structure or landscaping of a home site in a manner that ensures that the solar panels do not result in excessive glare toward the street or municipal and environmental reserves.

4. CONSTRUCTION REGULATIONS

4.1 EXTERIOR COMPLETION

- The exterior of the home must be completed within 365 days of the start of construction.

4.2 SAFE BUILDING AREA

- The Safe Building Area, which is the limit of development on each site, is also the area within which all activities related to the improvements to be constructed must be confined.
- The Safe Building Area must be temporarily fenced in an appropriate manner during the duration of construction.
- This fencing must be in place before excavation.
- The use of or transit over any other lot, municipal or environmental reserve is prohibited.
- All excess excavation materials must be removed from the home site at the time of excavation. A temporary storage site is available (see Appendix C).

4.3 TRASH BINS & DEBRIS REMOVAL

- Owners and builders shall clean up all trash and debris at the end of each day.
- An approved trash receptacle must remain on the site at all times.
- All concrete washouts, from both trucks and mixers, must occur within the Safe Building Area of the site in a location where it will be ultimately concealed by structure or covered by backfill.
- Washout in road rights-of-way, setbacks or on adjacent properties, municipal or environmental reserves is strictly prohibited.

4.4 RESTORATION OF PROPERTY

Upon completion of construction, each owner and builder shall clean their construction site and repair all property which has been damaged, including but not limited to: restoring grades, planting shrubs and trees as approved or required by the DRC.

5. ARCHITECTURAL REVIEW PROCESS

Adherence to Sarilia's Architectural Design Standards, RM of Laird regulations, and local codes is required. Plans and specifications shall be submitted to the DRC in accordance with the following submittal requirements.

5.1 CONSTRUCTION PLAN REVIEW

Prior to applying for a building permit, each owner must submit the following items for review by the DRC:

SITE PLAN

- The entire property fully dimensioned
- Overlay of the Safe Building Area dimensioned
- Location of all buildings
- Driveway and parking area location and type
- Location of exterior storage

FLOOR PLANS

- Clearly show the area of the building footprint and the calculation of the livable area.

EXTERIOR BUILDING ELEVATIONS

- Show both existing and proposed grade
- Building height above natural grade
- Roof pitch
- Areas of exterior materials and colours
- Garage door design

FOUNDATION PLAN & DETAILS:

- Designed and stamped by a Professional Structural Engineer licensed to practice in the Province of Saskatchewan
- An assessment of each lot by a Geotechnical Engineer will be required regardless of foundation type.

SUMMARY CHECKLIST

FOR ARCHITECTURAL REVIEW ONLY

PLEASE ENSURE THAT THE DESIGN COMPLIES WITH THE FOLLOWING:

- | | |
|--|---|
| <input type="checkbox"/> SAFE BUILDING AREA
Lot plan should clearly show that 50% of lot will remain untouched. | <input type="checkbox"/> OUTDOOR STORAGE
All fuel tanks, water tanks or similar storage facilities must be shielded from view by walls or structure or be installed underground. |
| <input type="checkbox"/> BUILDING SETBACKS
Lot plan should show the RM zoning setbacks have been followed. | <input type="checkbox"/> BUILDING SIZE
Ensure that Construction Drawings adhere to minimum and maximum requirements. |
| <input type="checkbox"/> GRADING & DRAINAGE
Lot plan should clearly show drainage slopes ensuring that there is no significant change to natural drainage. | <input type="checkbox"/> EXTERIOR MATERIALS
Ensure elevations clearly show that exterior materials are designed as required. |
| <input type="checkbox"/> ACCESS DRIVES
Lot plan should show a maximum of 18 foot wide access drive at the property line. | <input type="checkbox"/> HIGHLY VISIBLE LOTS
Highly visible lots require specific exterior requirements. |
| <input type="checkbox"/> WALLS & FENCING
Lot plan should show no walls or fencing other than that allowed in the handbook. | <input type="checkbox"/> ROOFS
Ensure that roof design is consistent with the intended architectural style of the home. |
| <input type="checkbox"/> EXTERIOR LIGHTING
Elevations should show location of exterior lighting. All exterior lighting must be Dark Sky Compliant. | <input type="checkbox"/> GARAGES & GARAGE DOORS
Any visible garage door requires garage door styles that complement the home's exterior. |
| <input type="checkbox"/> POOLS, SPAS, & HOT TUBS
No swimming or wading pools allowed. | <input type="checkbox"/> HEIGHT, MASSING, RELIEF AND ENTRY FEATURES
Elevations to show building height measurement.
Incorporate intermittent variances in plan and elevation to encourage shadow lines on facades and visible elevations |

REVIEW & APPROVAL

****FAILURE TO FILL IN EVERY APPLICABLE FIELD MAY RESULT IN DELAYS TO YOUR APPLICATION.****

Sarilia Country Estates approval of this Review Form is required prior to the submission of any Building Permit Application. The approved Architectural Review Form must be submitted prior to your Building Permit Application to the RM of Laird. Failure to submit the Review Form or submission of an incomplete form may delay the issuance of your approval. Interpretation and application of Sarilia Country Estates' architectural controls are at the sole discretion of the DRC.

Please submit completed Summary Checklist, Review Form and unlocked Design Drawing Package in PDF format to the email address below.

info@bldgstudio.ca 223 25th Street West Saskatoon Saskatchewan S7M 0C3

ARCHITECTURAL REVIEW FORM

Sarilia Country Estates

CONTACT INFORMATION

BUILDER _____

CONTACT PERSON _____

TELEPHONE _____

EMAIL _____

LOT DETAILS

LOT _____ BLOCK _____

PLAN NO. _____

CIVIC ADDRESS _____

DRAFTSPERSON _____

HOUSE SIZE & FORM

SQ FT (ABOVE GRADE) _____
(excluding garage areas, decks, patios)

BUILDING HEIGHT _____

ATTACHED GARAGE _____
(interior dimensions)

DETACHED GARAGE _____
(pad dimensions)

GARAGE SIDE _____
(as viewed from the street)

FRONT ELEVATION - EXTERIOR MATERIALS

Generally accepted materials:
Vinyl, Hardie, Aluminum, Stucco, Brick, Stone

Generally accepted textures:
Textures: shakes, woodgrain, scallops
Shakes, Panel, Lap, Scallops, Woodgrain

	MANUFACTURER	MATERIAL	TEXTURE	SURFACE AREA	COLOUR
PRIMARY	_____	_____	_____	_____	_____
SECONDARY	_____	_____	_____	_____	_____
TERTIARY	_____	_____	_____	_____	_____

*Secondary & tertiary combined must be greater than 4.6m². Tertiary material is optional.

NOTE: Minimum areas apply. See specific architectural controls for more details
Roof shingles, door & window trim, and parging are NOT considered materials.

HIGHLY VISIBLE LOT REQUIREMENTS

This section applies to materials used on sides or rear elevations that face a street or municipal reserve.

	MANUFACTURER	MATERIAL	TEXTURE	SURFACE AREA	COLOUR
PRIMARY	_____	_____	_____	_____	_____
SECONDARY	_____	_____	_____	_____	_____
TERTIARY	_____	_____	_____	_____	_____

Two materials require 4.6m² each. Three materials require 2.4 m² each.

DOORS & WINDOWS m² _____ *Required 5% of wall area

GARAGE DOOR INFORMATION

This section applies to front and side garages, including detached garages.

MANUFACTURER _____

COLOUR _____

MODEL # _____

MATERIAL _____

WINDOW TYPE & LOCATION _____

APPENDIX A

DESIGN STANDARDS EXAMPLES

The stunning Sarilia homes featured here help illustrate our architectural design standards. Our homeowners appreciate how the guidelines help our neighbourhood harmonize with nature and create an aesthetically pleasing streetscape.



A walkout basement and wraparound porch allows the homeowners to take in watery vistas on this river view lot.



A welcoming front entrance with covered, wraparound verandah.



The materials and rooflines of the two out buildings complement the primary residence.



Gorgeous two-storey RTM with complementary detached double garage.



Attractive mix of exterior materials, and colours that harmonize with the natural landscape.



Elegant mix of exterior materials featuring stone and stucco.



The natural colours of the exterior materials blend in with the landscape at this attractive bungalow featuring a 1.5 storey garage.



Curb appeal is created with complementary rooflines and a welcoming entrance on the street-facing side of this riverfront property.



Charming dormer windows on the main residence and detached garage unify the property and add character to the neighbourhood.

APPENDIX B

LOT CATEGORIES/HEIGHT RESTRICTIONS

Blk	Lot	District	Height Restriction	Blk	Lot	District	Height Restriction	Blk	Lot	District	Height Restriction
1	6	CR3A	10 m	1	42	CR3B	8.5 m	3	11	CR3C	8.5 m
1	7	CR3A	10 m	1	43	CR3B	10 m	3	12	CR3C	8.5 m
1	8	CR3A	10 m	1	44	CR3B	10 m	3	13	CR3C	8.5 m
1	9	CR3B	8.5 m	2	1	CR3B	8.5 m	3	14	CR3C	8.5 m
1	10	CR3B	8.5 m	2	2	CR3B	10 m	3	15	CR3C	8.5 m
1	11	CR3B	8.5 m	2	3	CR3A	10 m	3	16	CR3C	8.5 m
1	12	CR3B	8.5 m	2	4	CR3B	8.5 m	3	17	CR3C	8.5 m
1	18	CR3A	10 m	2	5	CR3B	8.5 m	3	18	CR3C	8.5 m
1	19	CR3A	10 m	2	6	CR3B	8.5 m	3	19	CR3C	8.5 m
1	20	CR3A	10 m	2	7	CR3B	8.5 m	3	20	CR3C	8.5 m
1	21	CR3A	10 m	2	8	CR3B	8.5 m	3	21	CR3C	8.5 m
1	22	CR3A	10 m	2	9	CR3B	8.5 m	3	22	CR3C	8.5 m
1	23	CR3A	10 m	2	10	CR3B	8.5 m	3	23	CR3C	8.5 m
1	24	CR3A	10 m	2	11	CR3B	8.5 m	3	24	CR3C	8.5 m
1	25	CR3A	10 m	2	12	CR3B	8.5 m	4	1	CR3B	8.5 m
1	26	CR3A	10 m	2	13	CR3B	8.5 m	4	2	CR3B	8.5 m
1	27	CR3B	10 m	2	14	CR3A	10 m	4	3	CR3B	8.5 m
1	28	CR3B	8.5 m	2	15	CR3A	10 m	4	4	CR3B	8.5 m
1	29	CR3B	8.5 m	2	16	CR3A	10 m	5	1	CR3B	10 m
1	30	CR3B	8.5 m	2	17	CR3B	8.5 m	5	2	CR3B	10 m
1	31	CR3B	8.5 m	2	18	CR3B	8.5 m	5	3	CR3B	10 m
1	32	CR3C	8.5 m	3	1	CR3B	8.5 m	5	4	CR3B	10 m
1	33	CR3C	8.5 m	3	2	CR3B	8.5 m	5	5	CR3B	10 m
1	34	CR3C	8.5 m	3	3	CR3B	8.5 m	5	6	CR3B	10 m
1	35	CR3C	8.5 m	3	4	CR3B	8.5 m	5	7	CR3B	10 m
1	36	CR3C	8.5 m	3	5	CR3B	8.5 m	5	8	CR3B	10 m
1	37	CR3C	8.5 m	3	6	CR3B	8.5 m	5	9	CR3B	10 m
1	38	CR3C	8.5 m	3	7	CR3C	8.5 m	5	10	CR3B	10 m
1	39	CR3C	8.5 m	3	8	CR3C	8.5 m	5	11	CR3B	8.5 m
1	40	CR3C	8.5 m	3	9	CR3C	8.5 m	5	12	CR3A	8.5 m
1	41	CR3C	8.5 m	3	10	CR3C	8.5 m	5	13	CR3A	8.5 m

Blk	Lot	District	Height Restriction
5	14	CR3A	8.5 m
5	15	CR3B	8.5 m
5	16	CR3B	10 m
5	17	CR3B	10 m
5	18	CR3C	10 m
5	19	CR3C	10 m
5	20	CR3C	10 m
5	21	CR3C	10 m
5	22	CR3C	10 m
5	23	CR3C	10 m
5	24	CR3C	10 m
5	25	CR3C	10 m
5	26	CR3C	10 m
5	27	CR3C	10 m
5	28	CR3C	10 m
5	29	CR3C	10 m
5	30	CR3C	10 m
5	31	CR3C	10 m
5	32	CR3C	10 m
6	1	CR3A	10 m
6	2	CR3A	10 m
6	3	CR3A	10 m
6	4	CR3A	10 m
6	5	CR3A	10 m
6	6	CR3A	10 m
6	7	CR3A	10 m
6	8	CR3A	10 m
6	9	CR3A	10 m
6	10	CR3A	10 m
6	11	CR3A	10 m
6	12	CR3A	10 m

Blk	Lot	District	Height Restriction
6	13	CR3A	10 m
6	14	CR3A	10 m
6	15	CR3A	10 m
6	16	CR3A	10 m
6	17	CR3A	10 m
6	18	CR3A	10 m
6	19	CR3A	10 m
6	20	CR3A	10 m
6	21	CR3A	10 m
6	22	CR3B	10 m
6	23	CR3B	10 m
6	24	CR3B	10 m
6	25	CR3B	10 m
6	26	CR3B	10 m
6	27	CR3B	10 m
6	28	CR3B	10 m
6	29	CR3B	10 m
6	30	CR3B	10 m
6	31	CR3B	10 m
6	32	CR3B	10 m
6	33	CR3B	10 m

APPENDIX C

EXCAVATION STORAGE AREA



**SARILIA
COUNTRY ESTATES**

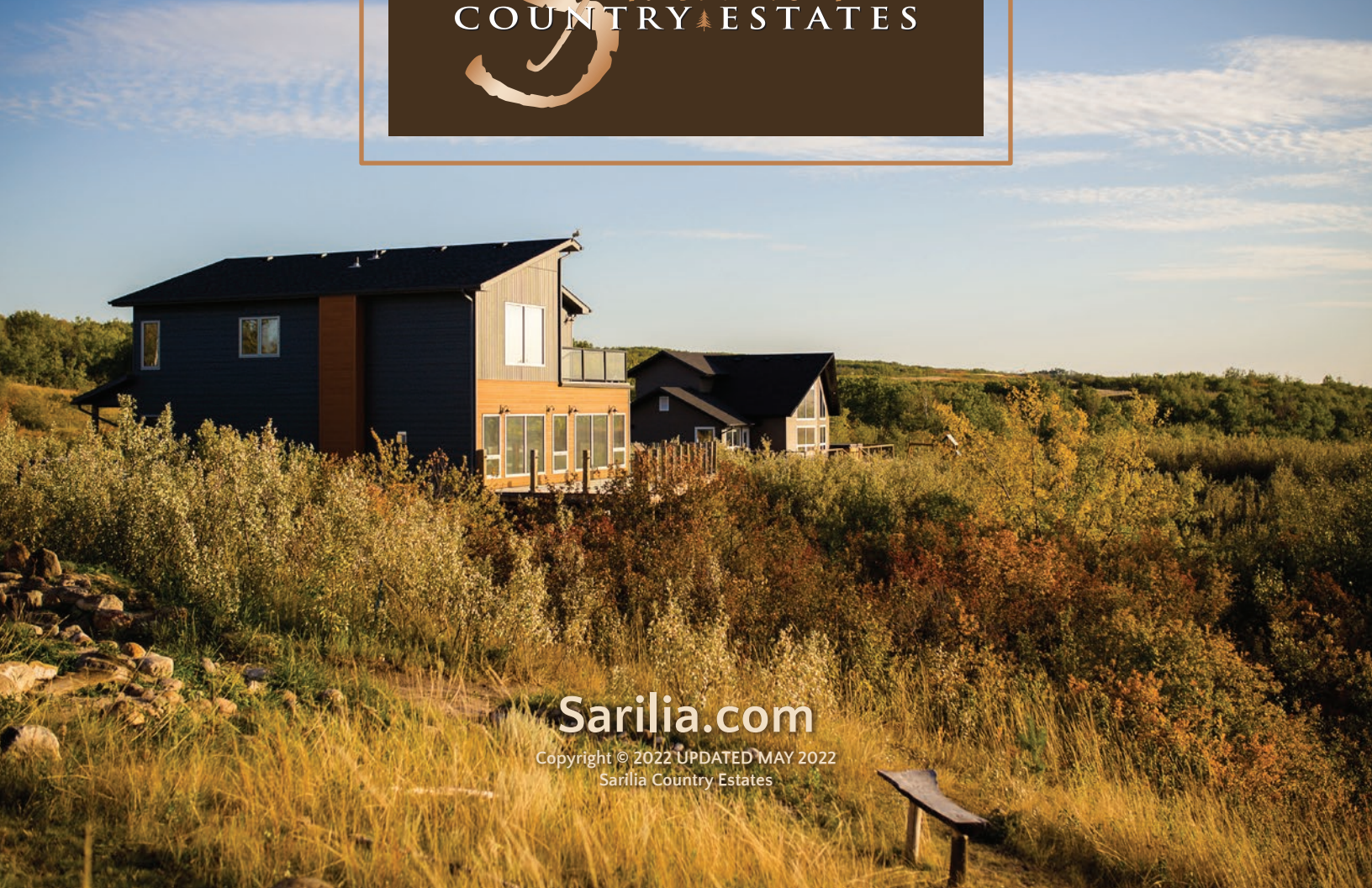
○
STORAGE AREA

MAP





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COUNTRY ESTATES



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