

EDGEMONT PARK ESTATES BUILDING STANDARDS

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*** Building Standards subject to change at the discretion of the Edgemont Park Estates Building Committee ***

1 (a) Country Residential 4 (CR4) District Zoning Compliance

- All buildings must comply with the current Rural Municipality of Corman Park Country Residential 4 (CR4) District Zoning Bylaws, as may be amended from time to time.
- All homes are to be built to minimum Energy Star home ratings.

2 (a) Buildings

- In order to obtain a building permit, the Rural Municipality of Corman Park may require either a site specific geotechnical report or a foundation design approved by a certified engineer.
- Buildings must be a minimum of 1,600 square feet for bungalow or 2,100 square feet for two-storey.
- Any out-buildings, fences, and additional garages must match facade of the house and must be approved by the Edgemont Park Estates Building Committee prior to construction.

2 (b) Foundations

- Foundations must be concrete or insulated block only.
- Wood foundations are not permitted.

2 (c) Height of Structure

- Roof pitch must be a minimum of 6/12 roof, or as approved by the Edgemont Park Estates Building Committee (including flat roof designs). Structures must meet all Edgemont Park Estates Building Committee (EPEBC) standards and National Building Code of Canada regulations, and receive approval from EPEBC.

2 (d) Approved Exterior Materials & Colours

- Building exteriors may be acrylic stucco, brick, or stone, with a minimum of 30% frontage and 4 foot returns.
- Other such materials must be approved by the Edgemont Park Estates Building Committee.

2 (e) Roofs

- Roofs must be asphalt shingle (minimum 30 years).
- Clay, metal, or other such material will be considered but must be approved by the Edgemont Park Estates Building Committee.

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2 (f) Porches, Terraces & Decks

- Covered decks and front porches are allowed.
- Porch, terrace, and deck material must be treated wood or wood composite.

2 (g) Chimneys & Outdoor Fire Pits

- Chimneys and outdoor fire pits must meet National Building Code of Canada requirements and must be approved by the Edgemont Park Estates Building Committee.

2 (h) Garages & Garage Doors

- At a minimum, garages must be double attached.

2 (i) Changes to Originally Submitted Plans or Additional Construction

- Changes to originally submitted plans and additional construction plans must be submitted to the Edgemont Park Estates Building Committee for approval.
- All engineering costs will be owned by the contractor and submitted with the plans for revision.

2 (j) Septic Tanks

- Purchasers are required to become a member of the Edgemont Park Estates Septic Utility.
- The purchaser is required to obtain approval for a septic system from the developer, which shall be the Bio-Microbics BioBarrier or equivalent. Equivalent systems must be National Sanitation Foundation (NSF) 40- and NSF-245-Certified, and provide effluent with a Total Kjeldahl Nitrogen (TKN) of less than or equal to 10 milligrams/L at discharge.
- The site and placement of the Onsite Wastewater Treatment System (OWTS) must be approved by the Edgemont Park Estates Building Committee and Edgemont Park Estates Septic Utility prior to construction.
- All OWTS must be maintained annually to ensure proper system function.

2 (k) Building Setbacks

- Buildings must be set back a minimum of 8 metres from frontage.
- All setback plans must be submitted to the Edgemont Park Estates Building Committee for approval.

2 (l) Outdoor Storage

- All storage of vehicles, equipment, and machinery must be approved by the Edgemont Park Estates Building Committee (EPEBC).
- All applications for shipping containers may be considered for storage purposes only, but must be approved by the EPEBC.

2 (m) Lighting

- All outdoor lighting must consist of “Dark-Sky Friendly” lighting, as defined by the International Dark-Sky Association and must be approved by the Edgemont Park Estates Building Committee.

2 (n) Fencing

- All fencing must be approved for material, size, location, and colour by the Edgemont Park Estates Building Committee.

3 (a) Timelines for Completion

- The start time is 2 years from the time of purchase and then a further 2 years to complete.
- All homeowners are required to become a member in good standing of the Edgemont Park Estates Homeowners Association.

3 (b) Note on Ready-to-Move & Mobile Homes

- All lots are for new home construction only. Ready-to-Move (RTM) and mobile homes will not be accepted.

FOR MORE INFORMATION
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