



Site Design and Architectural Standards

1. Objective

The purpose of the site design and architectural standards is to ensure that all buildings and structures conform to common standards to ensure safe and efficient operation of the airport. The standards also ensure that all buildings and structures are constructed to a high quality to enhance the appearance of the airport and protect the property values of all owners.

Plans for site alterations and building plans will be reviewed in terms of their adherence to these standards. The Design Committee may require certain modifications to proposed building plans and/or specifications where it is felt that modifications are required to conform to the overall objectives of the standards.

Applicants may provide alternate details to those outlined in these standards providing they have demonstrated that conformity to the overall objectives for the safety and quality of the airport is being maintained. The acceptance of such alternatives is solely at the discretion of the Design Committee.

Airport Operations

The use or development of any unit must not cause any objectionable or dangerous condition that could interfere with the safety or operation of the airport. No use and/or building proposed may cause excessive:

- i) Discharge of toxic, noxious or other particulate matter;
- ii) Radiation or interference by use of electronic equipment;
- iii) Fire and explosive hazards;
- iv) Accumulation of any material or waste edible by, or attractive to birds, rodents or other wildlife;
- v) Obstruction of aircraft maneuvering areas, taxiways or vehicle access roads.

2. Application for Construction Permit from Design Committee

All new building construction or modifications to existing buildings or property must be approved by the Design Committee. Applicants shall submit two (2) copies of the proposed construction showing a site plan, floor plan, elevation drawings of all sides of the of the

proposed structure, description of exterior finish materials, locations and measurements of all doors and windows, landscape plan, and proposed construction schedule to the Design Committee for Approval. Upon approval, the Design Committee will issue a Construction Permit. The County of Strathcona will require a copy of the Construction Permit from the Design Committee be included in the application for County Development and Building Permits.

The Construction Permit issued by the Design Committee has certain time limits for commencement and completion of construction. Please see Section 11 and Section 12 for details.

3. County of Strathcona Standards

Formal standards for development will be those as established by the County of Strathcona Land Use Bylaw and will conform to those established by DC Special Purpose Bylaw No. 60-96, as approved by County Council on October 29, 1996. Conformity with these standards does not supersede the required approval process of the County of Strathcona.

Applicants shall obtain all required Development and Building Permits from the County of Strathcona and comply with all interim and final inspections.

4. NavCanada Standards

Any alteration to existing buildings, replacement of existing buildings, or construction of new buildings must be submitted to NavCanada for review and approval. The applicant is responsible for the preparation and submission of any forms, drawings and site plans as may be required by NavCanada. The applicant must provide the Design Committee with a copy of the NavCanada approval letter prior to beginning construction.

5. Transport Canada Standards

Any alteration to existing buildings, replacement of existing buildings, or construction of new buildings must be submitted to Transport Canada for review and approval. The applicant is responsible for the preparation and submission of any forms, drawings and site plans as may be required by Transport Canada. The applicant must provide the Design Committee with a copy of the Transport Canada approval letter prior to beginning construction.

6. Compliance Bond

The applicant shall post a \$10,000 compliance bond to The Owners: Condominium Plan 972-1458. The compliance bond will be returned to the applicant upon satisfactory final inspection of the completed building by the Design Committee. The compliance bond will not be returned to the applicant until any and all deviations or deficiencies from the approved plans have been rectified.

The Association will deduct from the bond, the cost of any repairs to the Association's common property that results from damage incurred during construction. Should the cost of repairs exceed the value of the compliance bond, the difference will be billed to the applicant.

The applicant is fully and exclusively responsible for the damage caused by any contractors they bring on site for building construction. The applicant is also responsible for any fines levied for violation of the Association's bylaws by their contractors. Applicants are reminded that construction equipment/vehicles are strictly prohibited on the taxiways.

7. Stop Work Order

The Design Committee may issue a Stop Work Order if, during construction, it appears that the applicant is deviating from the approved plan or the condition of the work site, or the actions of contractors, present a hazard to the safe operation of the airport or nearby property. The Association is not responsible for any costs incurred by the applicant that may result from a Stop Work Order.

8. General Architectural Provisions

All buildings are to be of a permanent nature. Temporary structures such as trailers, sea-cans, and garden sheds are not permitted.

All units shall conform to the following set-backs from the unity property boundaries:

Minimum front yard: 3.3 feet (1.0 metres)
Minimum side yard: 9.8 feet (3.0 metres)
Minimum rear yard: 16.4 feet (5.0 metres)*

* The Design committee may authorize an exception to 3.3 feet (1.0 metres) provided the applicant demonstrates to the satisfaction of the Design Committee there is sufficient space to park one (1) vehicle without obstructing the movement of traffic or maintenance vehicles on the rear access road.

The side of the unit adjacent to the nearest aircraft taxiway is considered to be front of the unit.

a) Site coverage

The maximum floor area ratio shall be 1.0

b) Building Height

The maximum building height shall be 30 feet (9.2 metres) except where height is further restricted by the inner horizontal or conical surfaces of the airport runway transition area.

c) Building Materials

All buildings, including exterior finishes, are to be constructed of new materials only. Used materials are not permitted.

d) Building Construction

- i) Buildings may be framed of wood or steel
- ii) Buildings must be fully enclosed. Open sheds are not permitted
- iii) Buildings must have pitched roofs (pitch depends on the building materials and span). Flat roofs are not permitted.

e) Aircraft access door

Each unit shall be equipped with an aircraft access door that provides a minimum clear opening of 11.9 metres (39 feet) in width and 3.35 metres (11 feet) in height. Doors may be bifold, hydraulic swing, roll-up or track styles. Exterior supports for track doors must comply with minimum side yard set-back limits.

f) Vehicle access door

Each unit shall be equipped with a vehicle access door located on the rear of the building. Vehicle access doors shall be of an overhead rollup design. Vehicle access doors shall provide a minimum clear opening of 2.44 metres (8 feet) in width and 2.44 metres (8 feet) in height.

g) Exterior Finishes

The exterior of all structures shall be finished with one of the following:

- i) Pitched roofs: galvanized or painted steel of a neutral color
- ii) Sidewalls: painted steel of a neutral color
- iii) Man doors: painted steel
- iv) Aircraft entry doors: painted steel of a neutral color
- v) Rear vehicle access doors: painted steel
- vi) Window frames: vinyl, aluminum or painted steel
- vii) Eaves troughs, downspouts and kicks: painted aluminum or vinyl

h) Building Floors

Interior concrete floors are strongly encouraged. Asphalt, granular or dirt floors are discouraged.

i) Ramps

Ramps may be constructed of concrete or asphalt. Granular materials and grass ramps are not permitted. The applicant is responsible for the installation of any culverts or weeping tile that may be required to maintain the drainage plan. Applicants are reminded that ramps that

connect the hangar to the aircraft taxiway are constructed on the common property of the Association. The Association is not responsible for the cost of constructing, maintaining or repairing the applicant's ramp.

j) Drainage

Buildings shall be fitted with eaves troughs, downspouts and drainage kicks to properly collect and drain water away from the building.

The applicant shall maintain the integrity of the surface water drainage plan. The applicant shall not block the drainage of surface water from the site and is responsible for the cost of installing any culverts, weeping tile, or swales as may be required to ensure integrity and satisfactory operation of the drainage plan.

k) Landscaping and fencing

Landscaping of the yards is required and may include sod and/or granular materials. However, granular materials may not be used within 3 metres of aircraft taxiways to avoid contamination of pavements with materials that can cause Foreign Object Damage (FOD) to aircraft.

Proposed planting of trees and/or shrubs must receive written approval of the Design Committee prior to installation.

Fencing is permitted however it shall not be placed in areas that may interfere with the safe movement of aircraft or airfield maintenance operations. Proposed fencing must receive written approval of the Design Committee.

9. Signage

a) Business Identification

Each individual business premise shall be permitted to erect two (2) signs identifying the name of the business, one on the front and one on the rear of the building. The signs shall be flush mounted and not project out from the building.

b) Address Identification

Each unit shall attach one (1) sign on the front and one (1) sign on the rear of the building that indicates the unit number. The unit number shall be a minimum of 10 inches (25 cm) tall on a contrasting background to ensure visibility.

Legal boundaries of each unit will be identified with a steel spike installed into the ground by an Alberta Land Surveyor.

10. Parking

Each unit shall provide a minimum of two (2) parking stalls on site. Parking stalls shall be granular or hard surface.

11. Commencement of construction for new buildings

The purchaser shall commence construction within twelve (12) months of the purchase of the unit, and shall complete construction within twenty-four (24) months of purchase of the unit.

Construction shall be considered complete upon passing a final inspection by the Design Committee. The Design Committee will consider the building to be completed upon installation and finishing of all roofs, exterior walls, doors and windows, ramps and landscaping.

Failure to complete construction within twenty-four (24) months will result in a fine of \$250 per week that the building remains unfinished.

12. Commencement of construction for major modifications/alterations to existing buildings, teardowns/replacements

The applicant shall commence construction within twelve (12) months of receiving approval from the Design Committee. If construction has not been initiated within twelve (12) months, the approval will be automatically rescinded and the applicant must resubmit plans to the Design Committee for approval.

Once construction has commenced, it must be completed within twenty-four (24) months from the date of approval by the Design Committee.

Construction shall be considered complete upon passing a final inspection by the Design Committee. The Design Committee will consider the building to be completed upon installation and finishing of all roofs, exterior walls, doors and windows, ramps and landscaping.

Failure to complete construction within 24 months will result in a fine of \$250 per week.

13. Appearance during construction

During construction the unit shall be kept clean and orderly. Construction debris shall be contained at all times and removed from the site as soon as possible. Purchasers found negligent in this respect shall be charged for cleanup as directed by the Design Committee and may be issued a Stop Work Order until deficiencies are corrected.

Construction equipment and vehicles are not permitted on aircraft taxiways and shall not be left unattended in a manner that obstructs the safe movement of aircraft on taxiways (within 15 feet of aircraft taxiways). Construction equipment/vehicles shall not unreasonably obstruct airport vehicle access roads during construction.

14. Final Inspection

The purchaser shall notify the Design Committee of completion of construction to arrange for a final inspection (10 days' notice required). The Design Committee shall carry out a final inspection to confirm compliance with the approved building plans and the Site Design and Architectural Guidelines.

15. Future Alterations

Any future major alterations, modifications, refinishing, or upgrading must be approved by the Design Committee prior to commencing work. This includes replacement or upgrading of aircraft entry doors, vehicle entry doors, refinishing or repainting of the exterior walls, installation of windows, replacement of ramps or driveways, or changes to exterior landscaping.

Minor alterations such as repainting of window trim or man doors, minor repairs to siding, or repairs to eaves troughs and downspouts do not require approval of the Design Committee.