

Southlands

Stage 6

Architectural Guidelines

- 1- House Sizes and Types
- 2- Exterior Finishes
- 3- Roofing
- 4- Chimneys
- 5- House Color
- 6- Garages, Driveways and Outbuildings
- 7- Garbage Disposal
- 8- Lot Information
- 9- Vinyl lot fencing

****IMPORTANT** COLOR AND MATERIAL SELECTIONS MUST BE SUBMITTED TO KH DEVELOPMENTS Ltd. FOR APPROVAL BEFORE THE START OF CONSTRUCTION. FAILURE TO SUPPLY COLORS FOR APPROVAL MAY RESULT IN CHANGES AT THE COST OF THE BUILDER**

1. - House Sizes and Types

Houses and multi-family dwellings are divided into 4 zones.

The City of Warman has zoned all of Southlands Stage 6 with an R2T zoning. For any questions about zoning requirements please contact the City of Warman's planning department.

Zone 1

Block 5 Lots 1-15

Zone 1 Lots are for Single family dwellings with attached garages. Minimum dwelling square footage is 1100 sq ft (102.2m²) per dwelling unit.

Zone 2

Block 3 Lots 14-23, Block 4 Lots 18-23

Zone 2 Lots are for Single family dwellings with attached garages. Minimum dwelling square footage is 950 ft² (88.26 m²) per dwelling unit.

Zone 3

No Lots in Zone 3

Zone 3 Lots are for Single family dwellings with or without attached garages. Minimum dwelling square footage is 950 ft² (88.26 m²)

Zone 4

Block 3 Lots 24A/B –34A/B

Block 4 Lots 24A/B & 25A/B

Zone 4 Lots are for Duplex dwelling units with attached garages. Minimum dwelling square footage is 808 ft² (75 m²).

Identical designs or mirror images may not be acceptable on adjacent lots, opposite or diagonal sites within a 3 lot radius.

2. House Color

The appearance of the homes in Southlands must be maintained by NOT using bright, garish colors. Only the use of colors, with complementary trims will be accepted. Repetition of identical color schemes will not be permitted within a 3-lot radius on adjacent or diagonal lots. KH Developments has the right to deny the use of any color it sees as bright or garish.

3. Exterior Finishes

All zones will be required to provide a minimum of 2 exterior finishes on front elevation per dwelling unit. Any combination of Stucco, Siding, Masonry, Shingle (cedar, vinyl, hardi) or wider exterior trims.

If wider exterior trims are used, they must be used on all windows and doors on front elevations. If shingles are used, they must be used on all front elevation gables provided there is more than one.

All combinations stucco/siding/stone must complement each other.

4. Roofing

The main roof including garage can be 3/12 pitch or greater. Asphalt shingles, clay tiles and cedar shakes are all acceptable roof finishes. Soffit & Fascia colors must compliment house colors. Aluminum is a permitted material for downspouts and soffits. Metal roofing will not be allowed in Southlands Stage 6.

5. Garages, Driveways & Outbuildings

Garage locations are required to be constructed as indicated in the lot guide. The water and sewer service will be run on the opposite side of the lot from the garage location.

6. Garbage control

As per City of Warman bylaw *“During the period of construction, it shall be the responsibility of the owner or the owner’s agent, to arrange for a minimum 14-yard disposal bin to be located on site for the disposal of construction materials.”* The bylaw pertains to each building site where a building is under construction and must be in place during the entire period of construction.

7. Site Information

All lots are purchased “As Is” this means as you see them. KH Developments Ltd is not responsible for transporting any material into or out of lots.

LOT GRADING – Specified lot grades & lot drainage attached in these Architectural Controls must be adhered to. Any Lot grades or drainage that are altered from original plan, either below or above original grades will be in violation of the City of Warman’s bylaws. At the City of Warman’s discretion may be required to install a retaining wall at the builder/owner’s expense. It is the sole responsibility of the purchaser to ensure that the lots final designed grade is followed.

The purchaser acknowledges that they are responsible for any damage to sidewalks on the frontage and side yard of their lot. If there are any cracks in the sidewalk the owner of the property will be charged for damage. If the amount for the damage is not paid the developer will file a caveat against the property. Please do your best to keep all big equipment off the sidewalks and out of the alleys.

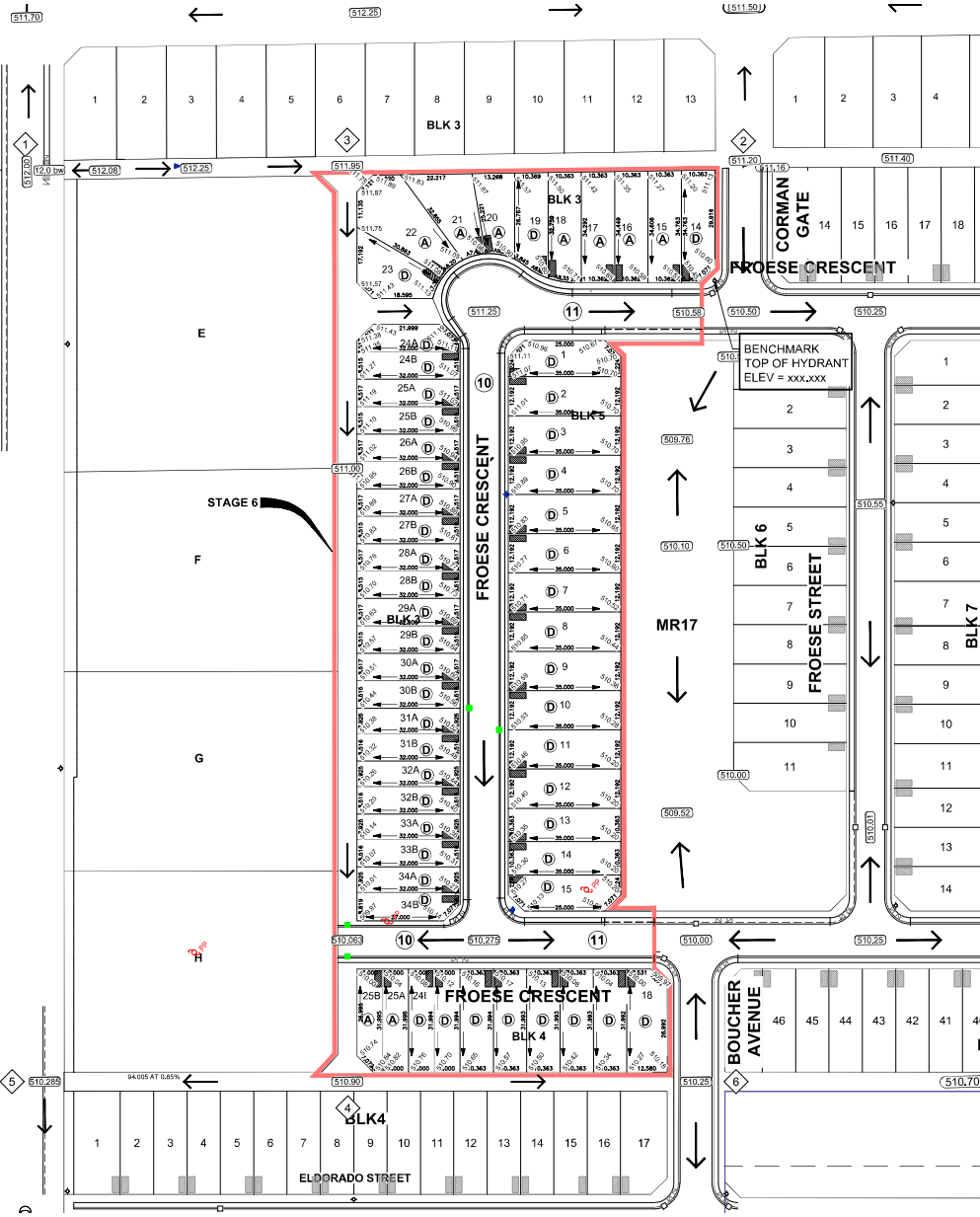
Builders or Lot Owner are responsible for any damage done to Alleyways by their equipment or any of their trades or contractors. Any damage to the alleys by equipment, sump pumps, etc. will be charged back to the party responsible by the City of Warman.

9. Vinyl Lot Fencing Provided by KH Developments

Lots that back onto green space have a picket fence installed with a 36" man gate at the rear of the lot. Any other fencing will be at the expense of the owner.

****Important** Failure to comply with the above noted guidelines will result in the developer filing a caveat against the property in question.**

INDUSTRIAL ROAD

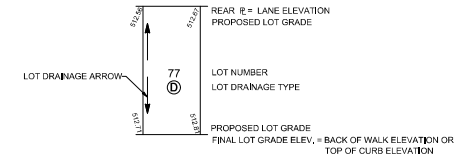


LEGEND

SPOT ELEVATIONS
CONTRACT LIMIT
ROAD DRAINAGE ARROWS
FIRE HYDRANTS
CATCH BASIN

EXISTING

PROPOSED



NOTES

1. ALL RADIUS TO BE 7.5 m (FOC) UNLESS OTHERWISE SHOWN.
2. ALL SIDEWALK ELEVATIONS ARE BACK-OF-WALK UNLESS OTHERWISE SHOWN.
3. DRIVEWAY LOCATION (SHOWN ON PLAN/PROFILE DRAWINGS).
4. O.C. OPEN CUT SERVICE CONNECTION (SERVICE CROSSING AT SIDEWALK) REQUIRES 10M REBAR, 6.0 m IN LENGTH AND OFFSET PARALLEL IN 4 LOCATIONS AS PER SIDEWALK MONOLITHIC DETAIL.
5. ALL HYDRANT LEADS AND MAINLINE (SANITARY, WATER, STORM) CROSSINGS REQUIRE 10 M REBAR.



PROJECT
Southlands Subdivision
Stage 6 Curbs,
Sidewalks and Streets

CLIENT
KH Developments Ltd.
601 South Railway Street
Warman, SK
306,933,2050 tel 306,933,4628 fax

CONSULTANT
AECOM
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www.aecom.com

NOTES:
THE EXISTENCE, LOCATION AND ELEVATION OF UTILITIES AND/OR CONCEALED STRUCTURES AT THE PROJECT SITE ARE NOT GUARANTEED BY AECOM CANADA LTD.
THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION AND ELEVATION OF ALL SUCH UTILITIES AND/OR STRUCTURES AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSONNEL OF HIS INTENTION TO CARRY OUT HIS OPERATIONS.

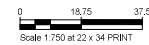


Association of Professional Engineers & Geoscientists of Saskatchewan
CERTIFICATE OF AUTHORIZATION
AECOM CANADA ULC
NUMBER C1667
Discipline: Civil No. 11013 Signature: [Signature]
2025-10-29

ISSUE/REVISION	

KEY PLAN	

PROJECT NUMBER
60763437
SHEET TITLE
Site Plan
Lot Grading
SHEET NUMBER
01-C-102





2 | **LOT DRAINAGE**
— | Scale NTS

A IF THE DIFFERENCE BETWEEN FRONT OF LOT AND BACK OF LOT ELEVATION IS GREATER THAN 0.7 m AND THE BACK OF LOTS IS HIGHER, DRAINAGE FLOWS FROM BACK TO FRONT CONTINUOUSLY.

C IF THE DIFFERENCE BETWEEN FRONT OF LOT AND BACK OF LOT ELEVATION IS GREATER THAN 0.7 m AND THE FRONT OF LOT IS HIGHER, DRAINAGE IS SPLIT AT THE MIDPOINT OF THE HOUSE.

D IF THE DIFFERENCE BETWEEN FRONT OF LOT AND BACK OF LOT ELEVATION IS LESS THAN 0.7 m, DRAINAGE IS SPLIT AT THE MIDPOINT OF THE LOT.

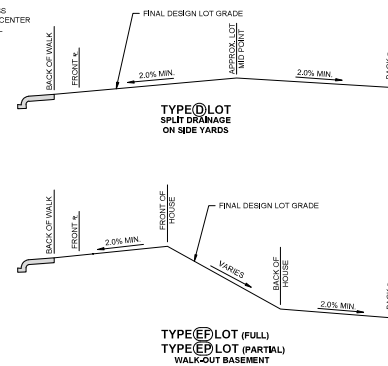
EF IF THE DIFFERENCE BETWEEN FRONT OF LOT AND BACK OF LOT ELEVATION IS GREATER THAN 1.8 m, IT IS A FULL WALKOUT LOT.

EP IF THE DIFFERENCE BETWEEN FRONT OF LOT AND BACK OF LOT ELEVATION IS BETWEEN 1.05 m AND 1.8 m, IT IS A PARTIAL WALKOUT LOT.

WALKOUT BASEMENT FLOOR ELEVATION TO BE 0.5 m HIGHER THAN BACK PROPERTY LINE ELEVATION.

Diagram illustrating a standard lot with dimensions and labels:

- Lot Dimensions: 50.00' (width) and 125.00' (depth).
- Lot Number: 77
- Lot Drainage Type: D (indicated by a circled D)
- Labels on the right side:
 - REAR: R = LANE ELEVATION
 - PROPOSED LOT GRADE
 - LOT NUMBER
 - LOT DRAINAGE TYPE
 - PROPOSED LOT GRADE TOP OF CURB OR TOP OF WALK ELEVATION
- LOT DRAINAGE ARROW: Points to the left side of the lot.



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CERTIFICATE OF AUTHORIZATION
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Permission to Consult held by:

Discipline	Sk. Reg. No.	Signature
Civil	11013	

ISSUE/REVISION

A	2025-10-29	Issued For Construction
IR	DATE	DESCRIPTION

KEY PLAN

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PROJECT NUMBER

60763437

SHEET TITLE
Lot Grading Details

SHEET NUMBER

02-C-103