



The Country

ARCHITECTURAL AND DEVELOPMENT GUIDELINES

*Community-wide requirements for homes,
sites and landscaping*

Document Control

Field	Current Entry
Document Owner	The Country
Architectural approval authority	The Country
Version	2.0 Draft
Effective date	Tentatively October 1, 2026
Current version	Available directly from The Country

Revision History

Version	Date	Summary
1.0 / Rev. 1	November 2023	Phase 1A architectural and development guidelines.
2.0 Draft	August 2026	Community-wide rewrite; clarified approval process; simplified the engineering reference information; reorganized technical requirements to make it easier to understand as a technical document for potential homeowners to take to their builder.

VERSION RULE

The current published version applies to new submissions. A home already approved continues under the version shown on its stamped drawings unless the design changes materially or the approval expires. The engineering grading sheet may be replaced when the engineer issues an updated revision without rewriting the rest of this guide.

Contents

1. Purpose and application
2. Understanding the requirements
3. Architectural approval process
4. Submission checklist
5. Town permits and builder responsibilities
6. Site planning, grading and drainage
7. Building form and minimum size
8. Architectural character and repetition
9. Garages, entries and exterior structures
10. Exterior materials, colours and roofs

11. High-exposure and special lots
12. Decks, accessory buildings and retaining walls
13. Driveways, walkways and construction completion
14. Landscaping and fencing
15. Inspections, deposits and compliance
16. Exceptions
- Appendix A. Engineering reference plan
- Appendix B. Forms and checklists
- Appendix C. Definitions

1. Purpose and application

The Country is being developed as a welcoming Lumsden neighbourhood combining small-town character, contemporary homes, municipal services, parks and open space. These guidelines support that vision by establishing the current design standards for applicable new lot sales.

These guidelines reflect the current vision and design standards for The Country as of the date issued. They apply to new lot sales completed on or after that date and remain in effect until amended or replaced.

These guidelines may be updated as the community evolves in response to market conditions, planning considerations, construction practices and municipal requirements. Future versions will continue to support the overall vision for the community but may contain different requirements.

COMMUNITY-WIDE STRUCTURE

The main guide contains standards intended to remain consistent across The Country. The attached engineering reference plan identifies the current technical information needed for individual lots, including design grades, drainage and designated driveway sides. If a lot note on the current plan conflicts with a general requirement, the more specific lot note governs, subject always to Town requirements and registered instruments.

What these guidelines are intended to do

- Create a varied but cohesive streetscape.
- Protect the appearance of homes that face streets, parks, pathways and other public spaces.
- Make the approval process understandable and predictable for homeowners, designers and builders.
- Support proper site drainage and coordination between neighbouring lots.
- Set a clear standard for completion of exterior work and landscaping.

2. Understanding the requirements

Label	Meaning
Required	The submission must comply unless The Country approves a written exception
Encouraged	A preferred approach that supports the vision but is not mandatory.
Subject to approval	The Country may accept an alternative after reviewing the complete design and its context.
Town requirement	A municipal requirement that the owner and builder must confirm with the Town of Lumsden

Words such as “should,” “preferred” and “discouraged” have been reduced. Where they remain, they describe design guidance and do not create a prohibition unless the text also says approval is required.



3. Architectural approval process

APPROVAL REQUIRED BEFORE A TOWN PERMIT

The Town of Lumsden will not issue a development or building permit for a home in The Country until the submitted drawing set has been reviewed, accepted and stamped by The Country for compliance with these architectural controls.

COMMUNITY-WIDE STRUCTURE

The Country is the sole architectural-control authority for the community. It may consult with the development partners, project engineer or Town of Lumsden when useful, but architectural acceptance is granted only through a signed or stamped approval issued by The Country.

1. Get the current guide and Community Grading and Lot Information Plan before design begins.
2. Discuss an unusual design, alternate housing form or requested exception with The Country before completing the drawings.
3. Prepare the drawings, site information, materials and landscaping information listed in Section 4.
4. Send one complete digital drawing package to info@thecountry.ca.
5. The Country will approve the drawings, approve them with clearly stated conditions, or return a practical list of changes.
6. Once accepted, The Country will stamp the approved drawing set. Submit that stamped set to the Town of Lumsden with the permit application.
7. Build according to the stamped drawings. Send any material exterior or site change to The Country for approval before completing the changed work.
8. Request the required final architectural and landscaping inspections.
9. Once deficiencies are corrected, any applicable refundable deposit will be released under Section 15.

3. Architectural approval process

Process Item	Standard
Submission	One coordinated digital package sent to The Country at info@thecountry.ca
Target review time	Within 10 business days after a complete submission is received.
Approved validity	12 months from the stamped approval date.
Review fee	No separate architectural review fee.
Revisions	Material exterior or site changes require The Country's written approval before construction.
Construction before approval	Not permitted.



4. Submission checklist

Submit a single coordinated package. Drawings should be legible, dimensioned and prepared at a stated scale.

Architectural drawings

- Floor plans for every level, with total floor area calculations.
- All exterior elevations, with materials and colours identified.
- Roof plan showing slopes, materials, overhangs and major projections.
- Garage-door, entrance, window and exterior-detail information.
- Decks, porches, verandas, exterior stairs, railings and accessory structures.
- Exterior material samples, product sheets or a labelled colour board.

Site and grading plan

- Legal description, civic address, lot and block, north arrow and drawing scale (normally 1:200 metric).
- Property lines and lot dimensions, with the total lot frontage clearly identified in feet, along with all easements, rights-of-way and setbacks.
- Building footprint, decks, steps, retaining walls and accessory structures.
- Proposed top-of-footing, top-of-joist, garage-slab and finished-floor elevations.
- Existing/design lot-corner elevations, drainage arrows, slopes and swales tied to the engineer's grading plan.
- Street curb, sidewalk, driveway and private walkway locations and elevations.
- Hydrants, light standards, utility pedestals and other known surface infrastructure.
- Location and screening treatment for meters, condensers, bins and similar equipment.

Landscaping plan

- Driveway, walks, patios and other hard surfaces.
- Fences, gates and retaining walls.
- Treatment of boulevards, utility boxes and corner-lot visibility areas.
- Drainage confirmation: landscaping must not obstruct swales or alter approved grades.

5. Town permits and builder responsibilities

The stamped architectural-control drawings are a required part of the Town permit process, but The Country's stamp is not a building-code or engineering approval. The owner, designer and builder remain responsible for meeting the Town's current bylaws, permit requirements, building code, easements and servicing requirements.

- Use the current Town of Lumsden requirements when preparing the permit set.
- Where a Town requirement and this guide are different, meet both unless the Town or The Country approves a change within their own authority.
- The builder is responsible for any professional design, survey or engineering work required for the home.
- The Country's review does not transfer responsibility for drainage, grades, structure, workmanship or construction quality to The Country.

HOUSING FORMS

These guidelines apply to detached homes within the current phase. All development must comply with the applicable zoning, municipal approvals and lot-specific requirements.

6. Site planning, grading and drainage

Every site must conform to the current engineer-issued grading plan and lot information. The Country may also consider neighbouring approved plans to protect drainage and maintain a reasonable streetscape.

- Do not construct buildings, decks, retaining walls or other improvements within an easement or right-of-way unless expressly permitted by the applicable authority.
- Maintain required drainage paths, slopes and swales during and after construction.
- Do not direct roof, sump, yard or surface drainage onto a neighbouring property, public walkway or other location not approved for discharge.
- Show retaining walls and proposed materials at submission. Engineered design may be required based on height, loading and location.
- Coordinate driveway and entrance elevations with the curb, sidewalk, garage and engineer's design grades.
- Front steps should normally be limited to seven risers in one run. Alternatives, including graded walks or integrated steps, are subject to site and accessibility review.
- Window wells may be used where they are compatible with drainage, setbacks and code requirements.

Setbacks

Setback	Requirement
Front yard	6.0 m minimum, or the current Town requirement if it is greater.
Interior side yard	1.2 m minimum, or the current Town requirement if it is greater.
Flanking side yard	1.5 m minimum on a corner lot, or the current Town requirement if it is greater.
Rear yard	Meet the current Town requirement and any lot note on the engineering plan.
Side-yard spacing	Keep the home within 1.5 m of an interior side property line unless a wider side yard is needed for an approved side driveway or site condition.
Garage / driveway	Follow the designated driveway side on the engineering plan and all current Town requirements.
Easements	No encroachment unless the party controlling the easement authorizes it in writing.

7. Building form and minimum size

Home type	Minimum finished above-grade floor area
Bungalow / bi-level	1,100 sq. ft. (102 m ²)
Two-storey	1,400 sq. ft. (130 m ²) total above grade
Split-level / 1½-storey / walkout	Comparable above-grade living area, reviewed for the specific design and lot
Duplex or other multi-unit	Reviewed for the specific building form, lot and Town requirements

Floor area is measured to the exterior face of the exterior walls and excludes garages, unfinished basements, decks, porches and verandas. A home must also have suitable massing, roof form and street presence for its lot; meeting the minimum area alone does not guarantee approval.



8. Architectural character and repetition

The Country welcomes well-resolved interpretations of modern farmhouse, Prairie, Craftsman, Scandinavian and contemporary architecture. Other complementary styles may be approved where their massing, rooflines, materials, proportions and detailing support the community vision.

Style	Common characteristics—not a mandatory checklist
Modern farmhouse	Simple gables; welcoming porch; board-and-batten or lap siding; restrained neutral or dark palette; metal accents; mixed natural textures.
Prairie	Low-slope roofs; broad overhangs; horizontal emphasis; grouped windows; strong base and trim lines; brick or compatible masonry.
Craftsman	Expressive gables; substantial porch columns; visible beams or truss details; grouped windows; natural materials and warm finishes.
Scandinavian	Simple angular forms; clean detailing; tall windows; light or dark restrained palette; wood, stone or other natural accents.
Contemporary	Clean lines; large openings; geometric roof forms; restrained material transitions; strong indoor-outdoor relationship.

Repetition

- The same front elevation may not be repeated unless at least three intervening lots separate the homes on the same side of the street.
- The same or substantially similar elevation and colour scheme may not be constructed directly opposite or within two lots on either side of a similar home across the street.
- Similarity is assessed using approved submissions, not only completed homes.
- A related plan may be accepted where changes to massing, rooflines, materials, windows, garage treatment and prominent details create a substantially different appearance.
- An approved elevation and colour position is reserved for that lot for the 12-month approval period.

9. Garages, entries and exterior structures

Garages

- A double attached garage is required for detached homes. A triple attached garage is permitted where the lot width and design support it. Other housing forms will be reviewed as part of the overall design.
- The garage must be built with the home and integrated into its architectural composition.
- Garage projection, door width and massing must not visually overwhelm the entrance or primary living portion of the front elevation.
- Garage doors must complement the home in colour, panel pattern, glazing and trim. Contrasting or two-tone treatments are subject to approval.
- Wide or tall header areas above doors require proportionate windows, trim, material changes or other architectural detail.
- Side-entry and tandem configurations are subject to approval and lot conditions

Entrances, steps, columns and railings

- Give the front entrance clear architectural emphasis through form, canopy, porch, glazing, material or colour.
- Sidelights and transoms are encouraged where compatible with the style.
- Exterior stair stringers must be enclosed and open risers are not permitted at the principal entrance.
- Visible undersides and sides of landings, stairs and verandas must be finished with an approved durable, low-maintenance material. Lattice alone is not accepted.
- Columns must be proportioned to the home and must visually support a beam or roof element.
- Railings must be metal or another approved durable, low-maintenance system.
- Wide or tall header areas above doors require proportionate windows, trim, material changes or other architectural detail.
- Side-entry and tandem configurations are subject to approval and lot conditions

10. Exterior materials, colours and roofs

Required material standard

- Use durable exterior materials suitable for the Saskatchewan climate.
- Permitted primary claddings include high-quality lap or panel siding, fibre-cement products, acrylic stucco and other approved systems.
- Brick, natural stone, manufactured stone, wood, architectural panels or another approved accent material must cover at least 25% of the net front wall area.
- Net front wall area excludes windows, doors and garage-door openings. Include a simple area calculation with the submission.
- Accent materials must return around visible outside corners by at least 600 mm or end at a logical architectural break.
- Reflective exterior wall finishes and exposed galvanized flashing visible from a street, park or pathway are not permitted.
- Flashing must be prefinished to blend with adjacent materials.

Colours

- Use a coordinated palette appropriate to the selected architectural style.
- Dark exteriors are permitted where the materials, detailing and heat exposure are appropriately resolved.
- Highly saturated or fluorescent colours are not permitted as dominant wall colours. Strong colours may be considered as limited accents.
- Submit manufacturer names, colour names and representative samples. Approval applies to the submitted colours, not only generic colour descriptions.

Roofing

- Use architectural asphalt shingles with a minimum 25-year manufacturer warranty or an approved equivalent performance standard.
- Metal and alternate roofing systems are subject to approval for colour, profile, reflectivity, snow shedding and compatibility with the home.
- Avoid unnecessary roof complexity. Roof form, overhangs and drainage should be consistent with the architectural style.

Windows, foundations and utilities

- Window proportions, grouping and trim must support the architectural style on every visible elevation.
- On the front elevation, cladding should extend to within 75 mm (3 in.) of finished grade where technically appropriate.
- Exposed foundation on garage returns, side and rear elevations must not exceed 600 mm (24 in.) unless The Country approves the treatment for the specific grade condition. Any prominent exposed foundation must be finished to complement the home.
- Meters, condensers, vents, utility equipment and waste storage should be located away from prominent views or screened in a manner compatible with servicing clearances.

11. High-exposure and special lots

High-exposure lots must be identified by The Country before or during the initial lot inquiry, not after a complete design is submitted. These may include corner lots and properties beside or backing onto parks, pathways, entrances, major streets or other public spaces. The designation should also be recorded in the architectural approval file for the lot.

- Treat every high-exposure elevation as a designed elevation, with coordinated windows, trim, cladding and roof details.
- Continue prominent front materials around exposed corners or to a logical architectural break.
- Avoid large blank walls. Use windows, projections, material transitions or other style-appropriate features.
- Finish exposed foundations and visible deck framing.
- Locate or screen utility equipment to reduce its visual impact.
- Comply with any additional requirements shown on the engineering plan or the stamped approval.



12. Decks, accessory buildings and retaining walls

Rear decks

- A rear deck is required on greenspace-backing and high-exposure lots. The Country may approve a well-designed patio instead where the lot grade makes it a better solution.
- Show builder-installed decks on the approval drawings and construct them with the home.
- If the owner will construct the deck later, provide a signed commitment and complete it within 12 months after possession.
- Clad visible beams and rim joists with an approved all-weather material.
- Enclose the underside of decks between 300 mm and 1.5 m above grade on high-exposure lots using an approved durable material. Decks outside that range require lot-specific review.
- Comply with code, permit, railing, stair, foundation and setback requirements.

Accessory buildings

- Accessory buildings must comply with Town bylaws, setbacks, easements and the engineering plan.
- Match or clearly complement the home in form, cladding, roofing, colour and trim.
- Do not construct an accessory building before the principal home is substantially complete without written approval.
- On greenspace-backing lots, accessory buildings are limited to 150 sq. ft. (13.9 m²) with a maximum 10 ft. interior ceiling height.
- Detached garages, workshops and large sheds require early review and are allowed on non-park backing lots.

Retaining walls

- Show all walls on the site and grading plan, including height, material, offsets and drainage.
- Use materials compatible with the home and landscape.
- Provide engineering where required by the Town, the site conditions or by The Country.
- Retaining walls must not obstruct approved drainage or create adverse effects on neighbouring land.

13. Driveways, walkways and construction completion

- Construct the driveway and principal front walk with the home unless a written seasonal extension is granted.
- Accepted driveway finishes include broom-finished concrete, exposed aggregate, stamped concrete and approved coloured or patterned concrete.
- Private front walks must be cast in place. Unit pavers may be approved where the base, edging, drainage and appearance are suitable.
- Coordinate driveway width and location with the garage, boulevard, street trees, hydrants, utility infrastructure, drainage and Town standards.
- Maintain the site, street and adjacent property in a clean and safe condition during construction.
- Repair damage to sidewalks, curbs, boulevards, fencing and other improvements caused by construction.



14. Landscaping and fencing

Completion standard

Complete the front yard and any required high-exposure side yard within two growing seasons after possession, and no later than 24 months after possession. The Country may approve a short seasonal extension in writing when weather or construction timing makes it reasonable.

Landscape requirements

- Maintain all approved grades, swales and drainage routes.
- Make living landscaping the dominant visual treatment of the front yard, excluding the driveway and required walks.
- Use a meaningful mix of sod or seeded turf, trees, shrubs, perennials and ornamental grasses that suits the size and design of the yard.
- Rock and mulch may be used within planting beds but do not count as living plant material.
- Xeriscaping is permitted when it includes a deliberate composition of drought-tolerant trees, shrubs, perennials and ornamental grasses.

- Artificial turf is subject to approval and does not count as living plant material. Its use must be balanced by meaningful planted areas.
- Landscape boulevards and corner-lot flanking yards as required by the Town and the approved plan.
- Do not conceal utility equipment in a way that interferes with access, ventilation or required clearances.

Fencing

- The Country will install specified rear fencing on greenspace-backing lots identified on the engineering plan or at the time of sale. That fencing must remain in its approved location, style and colour.
- Front-yard fencing is not permitted except where shown on a The Country or Town plan or specifically approved by The Country.
- Side- and rear-yard fence height, style, colour and location must comply with the stamped approval and Town bylaws.
- Do not attach private fencing to The Country-installed fencing without The Country's written approval.

15. Inspections, deposits and compliance

Item	Requirement
Landscape deposit	\$3,500 collected for each lot, including builder-owned lots.
Holder	The Country holds the deposit without interest.
Landscape plan approval	Required before landscape construction.
Inspection request	The owner or builder sends photographs and requests an on-site inspection.
Refund	Released after the required work passes inspection and deficiencies are corrected.
Partial refund	Not normally available; The Country may approve one in writing in unusual circumstances.
Transfer on sale	The seller must address any unfinished obligations and the deposit with The Country before closing.
Missed deadline	The deposit may be retained and the remaining work may still be required under the applicable sale documents.

The Country may inspect construction for consistency with the stamped drawings. The inspection is not a building-code, engineering or workmanship approval. Material deviations may require revised drawings or corrective work.

16. Exceptions

The Country may approve an exception to a development requirement when the design still supports the quality and character of The Country. An exception cannot change a Town requirement, building-code obligation, easement or registered restriction.

- Request the exception in writing before construction, identify the exact requirement and explain the design rationale.
- Include the drawings, material information and neighbouring context needed to assess the request.
- The Country may consider lot conditions, architectural quality, streetscape effect, precedent, drainage, privacy and long-term community impact.
- Approval is specific to the submitted lot and design and does not establish an automatic precedent.
- The Country's written decision is final under these guidelines.

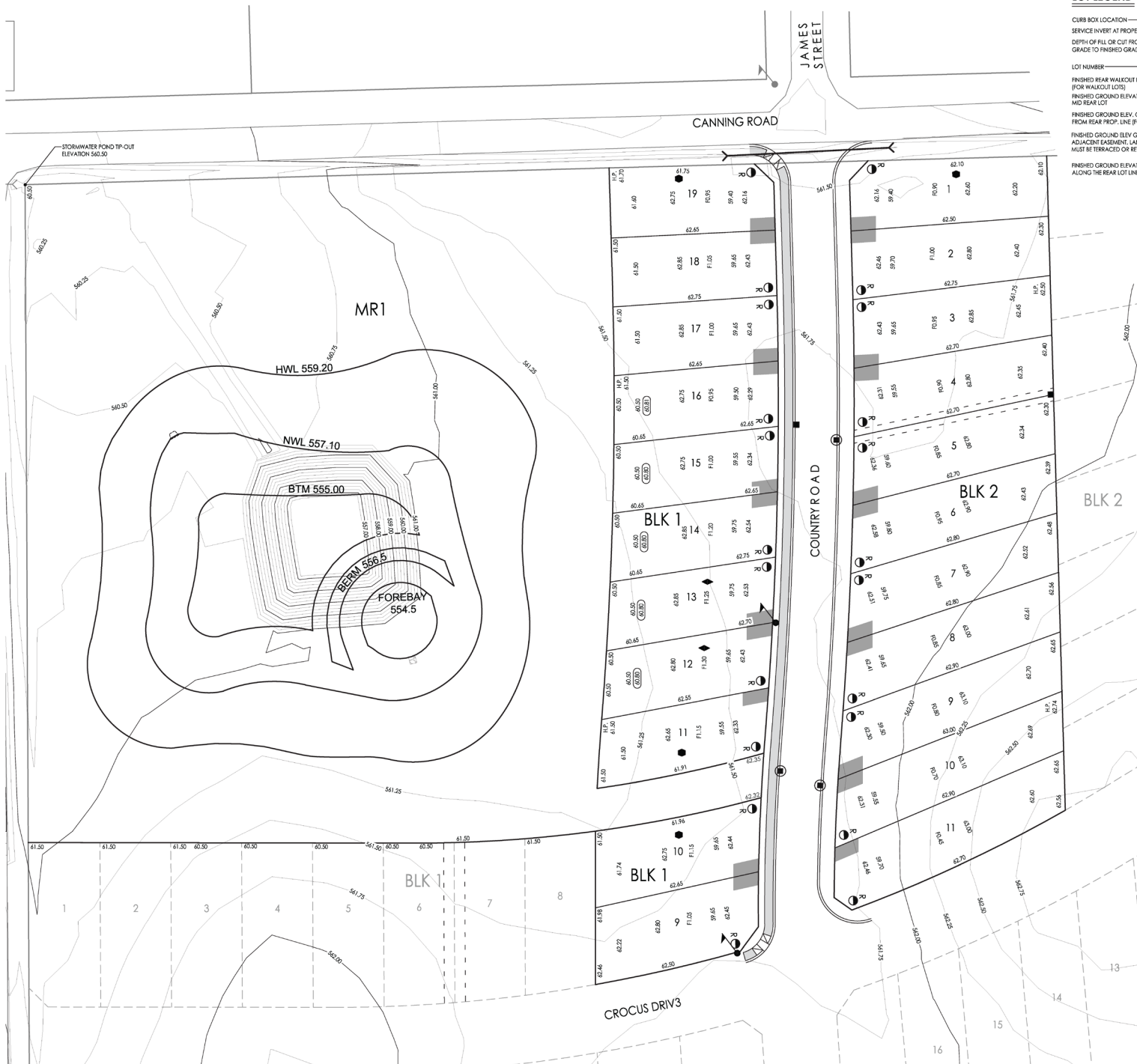


Appendix A - Engineering reference plan

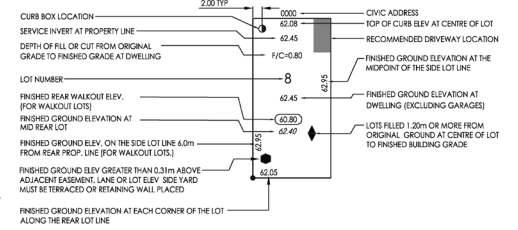
The current engineer-issued Community Grading and Lot Information Plan is included on the following page as the only detailed-design attachment to these guidelines.

Use the plan to confirm lot boundaries, design elevations, drainage directions, swales, grade-control points, designated driveway sides and applicable lot notes. The drawing title, number, revision and issue date shown on the plan form part of this guide's version record.

When the engineer issues a revised plan, The Country may replace this appendix and update the document-control record without changing the written requirements in the rest of the guide.



LOT LEGEND



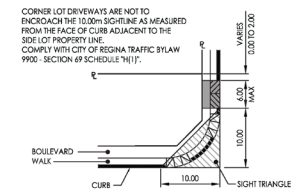
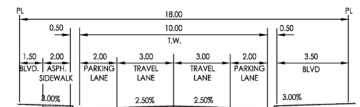
SERVICE CONNECTIONS

- 2.00m FROM THE SIDEYARD PROPERTY LINE FURTHEST FROM THE DRIVEWAY ALONG THE FRONT PROPERTY LINE OR AS NOTED.
- CORNER LOTS - 2.00m FROM THE INTERSECTION OF THE EXTENSION OF THE FRONT PROPERTY AND THE SIDEYARD PROPERTY LINE FURTHEST FROM THE DRIVEWAY ALONG THE FRONT PROPERTY LINE OR AS NOTED.

SEWER CONNECTIONS TO BE 150mm Ø PVC
WATER CONNECTIONS TO BE 25mm Ø COPPER (TYPE K) OR 25mm PE (SDR 9).

NOTE

IF BASEMENT EXCAVATION DOES NOT EXCEED THE FILL SHOWN ON THE BUILDING GRADE PLAN, THE BOTTOM OF THE EXCAVATION MUST BE TESTED TO DETERMINE THE BEARING CAPACITY. THIS TEST WILL BE DONE BY CONTACTING BIG SKY DEVELOPMENT CORP.



CORNER LOT TYPICAL DRIVEWAY LOCATION

Appendix B - Forms and checklists

B1 - Architectural submission form

Field	Applicant entry
Property	Lot ___ Block ___ Civic address _____
Owner	Name _____ Email _____
Builder	Company _____ Contact _____
Designer	Company _____ Contact _____
Drawing set	Date _____ Revision _____
Requested exception	No / Yes — attach written request
Applicant confirmation	I confirm this submission is coordinated and complete. Signature _____ Date _____

Appendix B - Forms and checklists

B2 - Architectural review record

Review area	Result / Comments
Submission complete	Approved / Revise / N/A
Current engineering reference plan	Approved / Revise / N/A
Site, setbacks and grading	Approved / Revise / N/A
Massing, style and repetition	Approved / Revise / N/A
Garage and entrance	Approved / Revise / N/A
Materials and colours	Approved / Revise / N/A
High-exposure treatment	Approved / Revise / N/A
Decks / accessory structures	Approved / Revise / N/A
Landscaping and fencing	Approved / Revise / N/A
Decision	Approved / Conditionally approved / Revisions required

Appendix B - Forms and checklists

B3 - Change request

Use for changes after approval. Identify the approved drawing, describe the proposed change, explain the reason and attach revised drawings or samples. No changed work may proceed until written approval is issued.

B4 - Deck commitment and inspection request

Use a short written commitment when a required deck will be completed after possession. For an inspection, identify the property, the work completed and the date, and include clear photographs before requesting the on-site review.

Appendix C - Definitions

Term	Meaning
Architectural approval authority	The Country, which reviews submissions and issues signed or stamped architectural acceptance.
Complete submission	A coordinated package containing the information The Country needs to review the home and site.
High-exposure lot/elevation	A lot or elevation prominently visible from a street, park, pathway, entrance or other public area.
Living landscape	Trees, shrubs, perennials, ornamental grasses and natural or seeded turf. Rock, mulch and artificial turf are not living material.
Material change	A change to siting, grades, massing, roof form, openings, garage, exterior material, colour, deck, retaining wall or another visible approved feature.
Net front wall area	Gross front elevation wall area less window, door and garage-door openings.
Possession	The possession date set out in the applicable sale or construction agreement.
Exception	The Country's written approval to depart from a The Country requirement. It cannot override a Town or legal requirement.

