

CENTURY 21.

Hi-Point Realty Ltd.

TEAM
AUCTIONS

Sekura Auctions Since 1966

9 Double Lot Parcels Selling Separate with Reserves



Drayton Valley, AB

**Reserved Online Auction
Nov 18 - 20, 2025**

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TEAM **AUCTIONS**

Sekura Auctions Since 1966

Due Diligence Package for 9 Double Lot Parcels Selling Separate with Reserves, Drayton Valley, AB

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**Property
Brochure**



9 Double Lot Parcels Selling Separate with Reserves in Drayton Valley, AB

Located in one of Drayton Valley's most sought-after neighborhoods, this rare collection of nine double-lot residential parcels offers an incredible opportunity for builders, developers, and investors. Ranging in size from 7,000 to 10,500± sq ft, each parcel is being sold separately by reserved online auction, with an unconditional Buy It Now option of \$120,000 per parcel available until November 4.



Situated just minutes from golf courses, playgrounds, schools, shopping, and walking trails, these oversized lots are ideal for single-family homes or multi-unit residential projects—subject to municipal approvals. Each parcel includes two titled lots, providing greater flexibility for custom home builds, duplexes, or strategic future investment.

Parcels are located along 42 Avenue and 41B Avenue, offering a mix of cul-de-sac privacy, corner visibility, and back lane access depending on the lot. The neighborhood features well-established services, stream-side green spaces, and street lighting—making it a desirable and family-friendly location for new construction.



Whether you're looking to break ground this year or hold for future development, these lots offer immediate value and long-term upside in a thriving Alberta community. Rarely do this many large, fully serviced parcels become available in one location, and the option to purchase individually allows bidders to tailor their investment to their goals.

Register to bid in the unreserved online auction, Nov 18 - 20, 2025.

Mark Your Calendar.

Auction Dates:

Bidding Opens - 10AM Nov 18 (MDT)

Bids Start Closing - 10AM Nov 20 (MDT)



HOW TO PLACE YOUR BID

1

In order to bid on any of our auctions, make sure to go to online bidding from your desktop or access the bidding platform directly from our app.

LOGIN

SIGN UP

Check that you are **logged in** to your account in the top right corner, and that you are **registered** for the auction.

2

Go to your desired sale and click or tap

LOTS

REGISTER TO BID

31 LOTS

3

Navigate to the lot you'd like to bid on and click or tap

PLACE BID

4

Bidding increases in **increments**. You can enter a custom bid or select an increment from the dropdown menu.

CAS

DISMISS ANY USE OF COOKIES POP-UPS THAT COULD INTERFERE WITH YOUR ABILITY TO BID.

Cookies help us deliver our services. By using our services, you agree to our use of cookies.

DISMISS

[Learn more.](#)

MAX BID

- The **Max Bid** is the highest amount you have bid on a lot and is only visible to you. Until someone bids above it, you are the **Winning Bidder**. You can edit your Max Bid at anytime.
- Our **Auto Max Bidding System** ensures that if another bidder places a bid below your Max Bid, they will be instantly outbid until you reach one increment higher than your max bid.

INDIVIDUAL LOTTING

- Most of the lots in our auctions have different closing times and are subject to their own time extension, not affecting other lots' closing time.

GROUP LOTTING

- Group Lotting** means that several lots are bundled together and share the same closing time.
- Group Lots can be identified by the thin gray outline surrounding them, and **GROUP (## Lots)** in the top left corner.

Note: Each lot within the group can be sold at a different price and/or to a different buyer

TIME EXTENSION

If a bid is placed in the last 2 minutes of the close time, the countdown will automatically reset to 2 minutes to ensure everyone has time to bid.

WATCH LIST

You can save the lots you're interested in by clicking the "watch" button or on the star icon ★ next to the lot number. By activating "watch" on a lot, you will be notified of any changes or updates.

WINNING BIDDER

When you are the **Winning Bidder**, your bid will be **bold** and **blue** with your Max Bid to the right and **WINNING** displayed over the lot.

JUMP THE BID

Click or tap the **Jump The Bid** button immediately or at anytime to implement your Max Bid as the current bid, displayed to all bidders.

BEING OUTBID

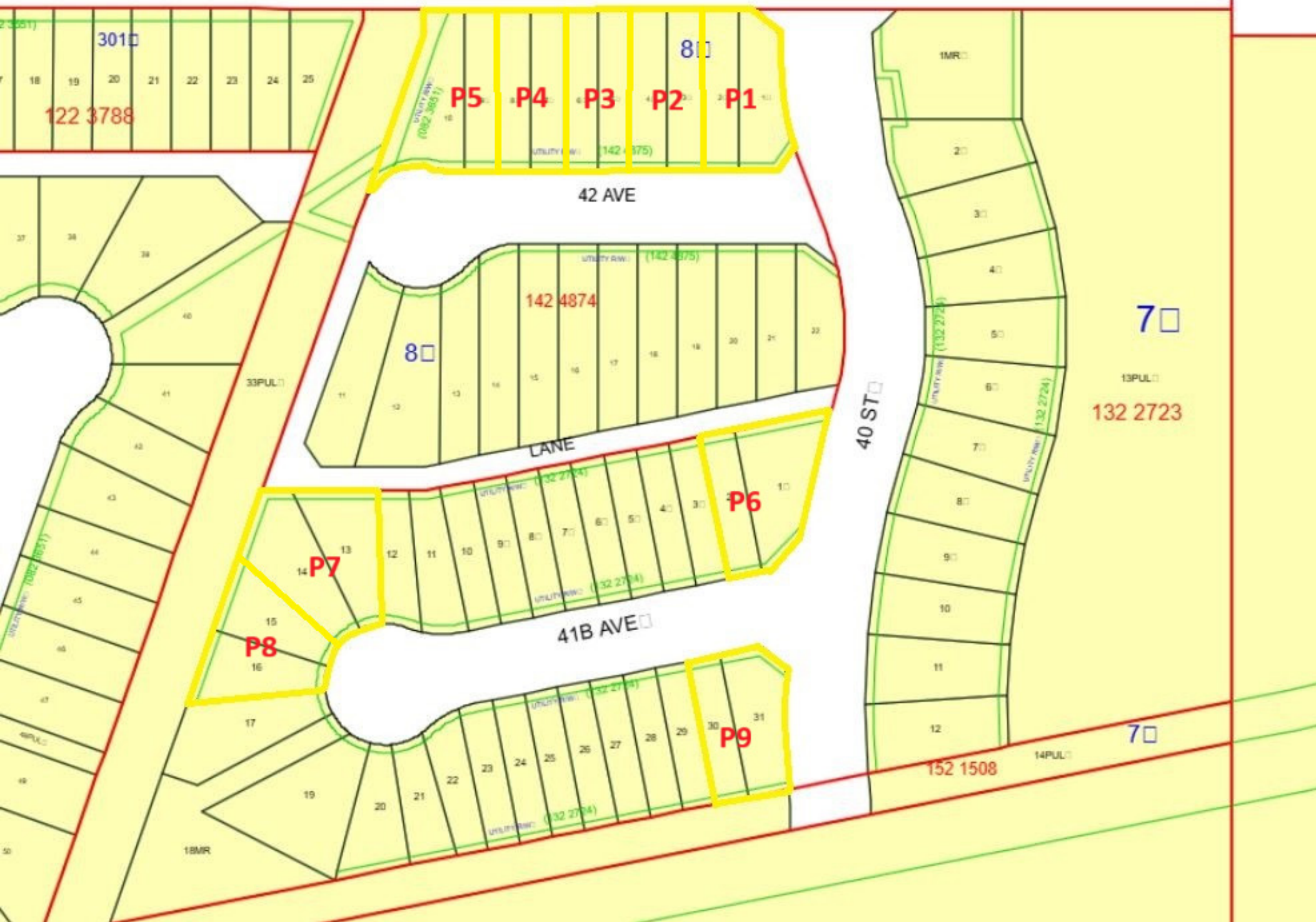
If you are **Outbid**, you will still see your last bid with the new current bid to the right, and **OUTBID** displayed over the image.

If your bid matches the current Max Bid, your bid and the current bid will be the same, but you will still be outbid.

GROUP (25 Lots)

 WINNING	LOT 1001 Parcel 1: +/-484 acres - Feedlot NW, SW, SE 8-15-7-W2 & NE DESCRIPTION Contact: Ria Braaksma 780-446-3006 Location: Grenfell, SK Bidding CA\$51,000 (Max: CA\$55,000) EDIT BID - Or - JUMP THE BID
 OUTBID	LOT 1002 Parcel 2: +/-159.83 acres - NW 7-15-7 W2 DESCRIPTION Contact: Ria Braaksma 780-446-3006 Location: Grenfell, SK You Bid CA\$235,000 PLACE BID Current Bid CA\$236,000
 OUTBID	LOT 1003 Parcel 3: +/-159.9 acres - NW 12-15-8 W2 DESCRIPTION Contact: Ria Braaksma 780-446-3006 Location: Grenfell, SK You Bid CA\$320,000 PLACE BID Current Bid CA\$320,000





A large, stylized red number '3' that serves as a background for the text. It has a thick, rounded stroke and a slight gradient from dark red to a lighter pinkish-red.

Meraw Estates Double Lot Addresses

Meraw Estates Duplex Lots

Phase	Plan	Block	Lot	Civic Address
4	1424874	8	1	4002 42 Avenue
4	1424874	8	2	4004 42 Avenue
4	1424874	8	3	4006 42 Avenue
4	1424874	8	4	4008 42 Avenue
4	1424874	8	5	4010 42 Avenue
4	1424874	8	6	4012 42 Avenue
4	1424874	8	7	4014 42 Avenue
4	1424874	8	8	4016 42 Avenue
4	1424874	8	9	4018 42 Avenue
4	1424874	8	10	4020 42 Avenue
5	1322723	8	1	4002 41B Avenue
5	1322723	8	2	4004 41B Avenue
5	1322723	8	13	4026 41B Avenue
5	1322723	8	14	4028 41B Avenue
5	1322723	8	15	4030 41B Avenue
5	1322723	8	16	4032 41B Avenue
5	1322723	8	30	4003 41B Avenue
5	1322723	8	31	4001 41B Avenue

> PARCEL 1

> PARCEL 2

> PARCEL 3

> PARCEL 4

> PARCEL 5

> PARCEL 6

> PARCEL 7

> PARCEL 8

> PARCEL 9



Meraw Lots-Agent Detail Sheets

PARCEL 1

Single Family **4002 & 4004 42 AV** **ACTIVE** **\$120,000 (LP)**



Area/City	Drayton Valley	List Date	10/14/2025	E4462058	
Community	Drayton Valley	Pending Until			
Postal Code	T7A 0B5	Time Clse/Hrs	/		
Zone	90	Conform Report	/	LI \$	
Building Type	Vacant Lot/Land	Tax Amt/Yr	\$1,725.14 / 2025	LI Yr	
Yr Built/Eff Yr	/	Restrictions	Zero Lot Line No		
Style	Restrictive Covenant-Bldg, Utility Right Of Way				
Plan/Blk/Lot	1424874 / 8 / 1 & 2				
Unit/UF	/	Baths/Ensuites	0.0 / 0	Add'l Rms	
Linc #	0036381408	Beds/Beds Ab.	0 / 0		
Title to Land	Fee Simple	Zoning	R-LOW	 Schedule a Showing	

This duplex property includes two individually titled lots with addresses at 4002 - 42 Ave and 4004 - 42 Ave. The LINC# for Lot 1 is 0036381408, and for Lot 2, it's 0036381416.

Offered through TEAM AUCTIONS from November 18–20, 2025, these vacant double lot parcels will be featured in a timed auction within the desirable newer community of MERAW ESTATES, Drayton Valley, AB. Each parcel carries a reserve price of \$80,000 and presents an excellent opportunity for builders or investors looking to develop in a growing area. Duplex/Semi-Detached and Single Detached Dwellings are all permitted, providing flexibility for a variety of residential developments. A "BUY IT NOW" option is available for unconditional offers of \$120,000 per double lot parcel until November 3, 2025, two weeks prior to the auction. Don't miss this rare chance to invest in one of Drayton Valley's most sought-after neighborhoods! The pricing reflects both lots sold together. Lot size and taxes shown represent both lots combined. *All drone outlines are approximate.

Living Room	Bedroom 3	Bath#	Lvl	#Pcs	Ens	Level	SqM	SqFt
Dining Room	Bedroom 4	1				Main Level		
Kitchen		2				Upper		
Family Room		3				Above Grade		
Den		4				Lower Level		
Bonus Room		5				Below Grade		
Primary Bedroom		6				Total A.G.		
Bedroom 2		7				Finished Lvl's		

Heat Source	Heat Type	Basement	/		
Roof		Separate Ent.	2nd Suite	Permit	
Foundation	Construction	Garden Suite	Permit		
Exterior		Garage Suite	Permit	Front Exp.	
Features		Lot SqM	789.45	Lot Shape	
		Tot. Ac.		F x D (m)	x
		Flooring			

Goods Incl.	F/P	F/P Fuel			
	F/P Type				

Goods Excl.	HOA No	Fee	Sched		
	Fee Incl				

Site Schools, Shopping Nearby, See Remarks

Warranty					
Rd Access	Paved				
Grge Dim.					

Parking	Total Encl.				
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Condo Name	Schedule	Floor Location	Floor #	# Floors Bldg
Condo Fee		Unit Exp.	Balcony/Terrace	Elevator
Fee Includes		Park Plan	Desc/Unit/UF	/ /
		Stall #	Encl. Park	Min. Age
		Titled Storage	Strg Unit	
		Prop Mgmt/#		/

Seller Name	ROHIT COMMUNITIES DRAYTON VALLEY LTD.	Appt:	Call Lister, Text Lister, ShowingTime	Appt Name	Danette Kohut
List Agent 1	Danette E Kohut - Ph: 780-898-4581			Appt Ph#	780-898-4581
Agent Email	danette150@gmail.com			Occupancy	
List Office 1	Century 21 Hi-Point Realty Ltd - Off#: 780-542-3223	Ownership	Private		
List Agent 2		Possession		Days	Immediate
List Office 2		Input Date	10/14/2025 5:39 PM	Notes	
Co-Op Comm	\$1.00	SRR Y/N	No	Exclusion	No
				Excl. Date	

Terms of Cond	Buyer Agent 1				
Sold Date	Buyer Office 1				
Sold Price	Buyer Agent 2				
Completion Date	Buyer Office 2				

10/21/2025

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 3.0

PARCEL 2

Single Family

4006 & 4008 42 AV

ACTIVE

\$120,000 (LP)



Area/City Drayton Valley
Community Drayton Valley
Postal Code T7A 0B4
Zone 90
Building Type Vacant Lot/Land
Yr Built/Eff Yr /
Style
Plan/Blk/Lot 1424874 / 8 / 3 & 4
Unit/UF /
Linc # 0036381424
Title to Land Fee Simple **Zoning** R-LOW

List Date 10/14/2025 **E4462059**
Pending Until
Time Clse/Hrs /
Conform Report / **LI \$**
Tax Amt/Yr \$1,563.06 / 2025 **LI Yr**
Restrictions **Zero Lot Line** No
 Restrictive Covenant-Bldg, Utility Right Of Way
Baths/Ensuites 0.0 / 0 **Add'l Rms**
Beds/Beds Ab. 0 / 0
Prop. Condition



[Schedule a Showing](#)

This duplex property includes two individually titled lots with addresses at 4006 - 42 Ave and 4008 - 42 Ave. The LINC# for Lot 3 is 0036381424 , and for Lot 4, it's 0036381432.

Offered through TEAM AUCTIONS from November 18–20, 2025, these vacant double lot parcels will be featured in a timed auction within the desirable newer community of MERAW ESTATES, Drayton Valley, AB. Each parcel carries a reserve price of \$80,000 and presents an excellent opportunity for builders or investors looking to develop in a growing area. Duplex/Semi-Detached and Single Detached Dwellings are all permitted, providing flexibility for a variety of residential developments. A "BUY IT NOW" option is available for unconditional offers of \$120,000 per double lot parcel until November 3, 2025, two weeks prior to the auction. Don't miss this rare chance to invest in one of Drayton Valley's most sought-after neighborhoods! The pricing reflects both lots sold together. Lot size and taxes shown represent both lots combined. *All drone outlines are approximate.

Living Room	Bedroom 3	Bath#	Lvl	#Pcs	Ens	Level	SqM	SqFt
Dining Room	Bedroom 4	1				Main Level		
Kitchen		2				Upper		
Family Room		3				Above Grade		
Den		4				Lower Level		
Bonus Room		5				Below Grade		
Primary Bedroom		6				Total A.G.		
Bedroom 2		7				Finished Lvl's		

Heat Source	Heat Type	Basement	/
Roof		Separate Ent.	2nd Suite
Foundation	Construction	Garden Suite	Permit
Exterior		Garage Suite	Permit
Features		Lot SqM	708.14
		Tot. Ac.	F x D (m)
		Flooring	x

Goods Incl.	F/P	F/P Fuel
	F/P Type	
Goods Excl.	HOA No	Fee
	Fee Incl	Sched

Site Schools, Shopping Nearby, See Remarks

Parking	Total Encl.	Warranty
		Rd Access
		Grge Dim.

Condo Name	Floor Location	Floor #	# Floors Bldg
Condo Fee	Unit Exp.	Balcony/Terrace	Elevator
Fee Includes	Park Plan	Desc/Unit/UF	/ /
	Stall #	Encl. Park	Min. Age
	Titled Storage	Strg Unit	
	Prop Mgmt/#		/

Seller Name ROHIT COMMUNITIES DRAYTON VALLEY LTD.
List Agent 1 Danette E Kohut - Ph: 780-898-4581
Agent Email danette150@gmail.com
List Office 1 Century 21 Hi-Point Realty Ltd - Off#: 780-542-3223
List Agent 2
List Office 2
Co-Op Comm \$1.00

Appt: Call Lister, Text Lister, ShowingTime
Appt Name Danette Kohut
Appt Ph# 780-898-4581
Occupancy

Ownership Private
Possession
Input Date 10/14/2025 5:40 PM
SRR Y/N No **Exclusion** No

Days
Notes Immediate
Expiry Date 4/30/2026
Excl. Date

DOM 7
CDOM 7

Terms of Cond	Buyer Agent 1
Sold Date	Buyer Office 1
Sold Price	Buyer Agent 2
Completion Date	Buyer Office 2

10/21/2025

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 3.0

PARCEL 3

Single Family

4010 & 4012 42 AV

ACTIVE

\$120,000 (LP)



Area/City Drayton Valley
Community Drayton Valley
Postal Code T7A 0B4
Zone 90
Building Type Vacant Lot/Land
Yr Built/Eff Yr /
Style
Plan/Blk/Lot 1424874 / 8 / 5 & 6
Unit/UF /
Linc # 0036381440
Title to Land Fee Simple **Zoning** R-LOW

List Date 10/14/2025 **E4462060**
Pending Until
Time Clse/Hrs /
Conform Report / **LI \$**
Tax Amt/Yr \$1,563.06 / 2025 **LI Yr**
Restrictions **Zero Lot Line** No
 Restrictive Covenant-Bldg, Utility Right Of Way
Baths/Ensuites 0.0 / 0 **Add'l Rms**
Beds/Beds Ab. 0 / 0
Prop. Condition



Schedule a Showing

This duplex property includes two individually titled lots with addresses at 4010 - 42 Ave and 4012 - 42 Ave. The LINC# for Lot 5 is 0036381440 , and for Lot 6, it's 0036381458.

Offered through TEAM AUCTIONS from November 18–20, 2025, these vacant double lot parcels will be featured in a timed auction within the desirable newer community of MERAW ESTATES, Drayton Valley, AB. Each parcel carries a reserve price of \$80,000 and presents an excellent opportunity for builders or investors looking to develop in a growing area. Duplex/Semi-Detached and Single Detached Dwellings are all permitted, providing flexibility for a variety of residential developments. A "BUY IT NOW" option is available for unconditional offers of \$120,000 per double lot parcel until November 3, 2025, two weeks prior to the auction. Don't miss this rare chance to invest in one of Drayton Valley's most sought-after neighborhoods! The pricing reflects both lots sold together. Lot size and taxes shown represent both lots combined. *All drone outlines are approximate.

Living Room	Bedroom 3	Bath#	Lvl	#Pcs	Ens	Level	SqM	SqFt
Dining Room	Bedroom 4	1				Main Level		
Kitchen		2				Upper		
Family Room		3				Above Grade		
Den		4				Lower Level		
Bonus Room		5				Below Grade		
Primary Bedroom		6				Total A.G.		
Bedroom 2		7				Finished Lvl's		

Heat Source	Heat Type	Basement	/
Roof		Separate Ent.	2nd Suite
Foundation	Construction	Garden Suite	Permit
Exterior		Garage Suite	Permit
Features		Lot SqM	659.47
		Tot. Ac.	F x D (m)
		Flooring	x

Goods Incl.	F/P	F/P Fuel
	F/P Type	
Goods Excl.	HOA No	Fee
	Fee Incl	Sched

Site Schools, Shopping Nearby, See Remarks

Parking	Total Encl.	Warranty
		Rd Access
		Grge Dim.

Condo Name	Floor Location	Floor #	# Floors Bldg
Condo Fee	Unit Exp.	Balcony/Terrace	Elevator
Fee Includes	Park Plan	Desc/Unit/UF	/ /
	Stall #	Encl. Park	Min. Age
	Titled Storage	Strg Unit	
	Prop Mgmt/#		/

Seller Name ROHIT COMMUNITIES DRAYTON VALLEY LTD.
List Agent 1 Danette E Kohut - Ph: 780-898-4581
Agent Email danette150@gmail.com
List Office 1 Century 21 Hi-Point Realty Ltd - Off#: 780-542-3223
List Agent 2
List Office 2
Co-Op Comm \$1.00

Appt: Call Lister, Text Lister, ShowingTime
Appt Name Danette Kohut
Appt Ph# 780-898-4581
Occupancy

Ownership Private
Possession
Input Date 10/14/2025 5:42 PM
SRR Y/N No **Exclusion** No

Days
Notes Immediate
Expiry Date 4/30/2026
Excl. Date

DOM 7
CDOM 7

Terms of Cond	Buyer Agent 1
Sold Date	Buyer Office 1
Sold Price	Buyer Agent 2
Completion Date	Buyer Office 2

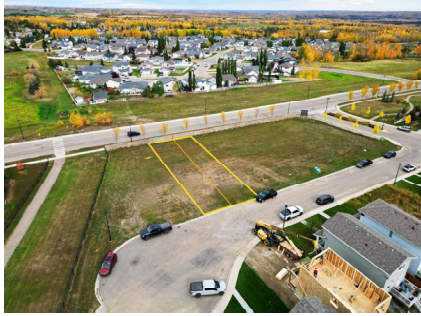
10/21/2025

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 3.0

PARCEL 4

Single Family **4014 & 4016 42 AV** **ACTIVE** **\$120,000 (LP)**



Area/City	Drayton Valley	List Date	10/14/2025	E4462061	
Community	Drayton Valley	Pending Until			
Postal Code	T7A 0B4	Time Clse/Hrs	/		
Zone	90	Conform Report	/	LI \$	
Building Type	Vacant Lot/Land	Tax Amt/Yr	\$1,563.06 / 2025	LI Yr	
Yr Built/Eff Yr	/	Restrictions	Zero Lot Line No		
Style	Restrictive Covenant-Bldg, Utility Right Of Way				
Plan/Blk/Lot	1424874 / 8 / 7 & 8				
Unit/UF	/	Baths/Ensuites	0.0 / 0	Add'l Rms	
Linc #	0036381465	Beds/Beds Ab.	0 / 0		
Title to Land	Fee Simple	Zoning	R-LOW	 Schedule a Showing	

This duplex property includes two individually titled lots with addresses at 4014 - 42 Ave and 4016 - 42 Ave. The LINC# for Lot 7 is 0036381465, and for Lot 8, it's 0036381473.

Offered through TEAM AUCTIONS from November 18–20, 2025, these vacant double lot parcels will be featured in a timed auction within the desirable newer community of MERAW ESTATES, Drayton Valley, AB. Each parcel carries a reserve price of \$80,000 and presents an excellent opportunity for builders or investors looking to develop in a growing area. Duplex/Semi-Detached and Single Detached Dwellings are all permitted, providing flexibility for a variety of residential developments. A "BUY IT NOW" option is available for unconditional offers of \$120,000 per double lot parcel until November 3, 2025, two weeks prior to the auction. Don't miss this rare chance to invest in one of Drayton Valley's most sought-after neighborhoods! The pricing reflects both lots sold together. Lot size and taxes shown represent both lots combined. *All drone outlines are approximate.

Living Room	Bedroom 3	Bath#	Lvl	#Pcs	Ens	Level	SqM	SqFt
Dining Room	Bedroom 4	1				Main Level		
Kitchen		2				Upper		
Family Room		3				Above Grade		
Den		4				Lower Level		
Bonus Room		5				Below Grade		
Primary Bedroom		6				Total A.G.		
Bedroom 2		7				Finished Lvl's		

Heat Source	Heat Type	Basement	/		
Roof		Separate Ent.	2nd Suite	Permit	
Foundation	Construction	Garden Suite	Permit		
Exterior		Garage Suite	Permit	Front Exp.	
Features		Lot SqM	659.52	Lot Shape	
		Tot. Ac.		F x D (m)	x
		Flooring			

Goods Incl.	F/P	F/P Fuel			
	F/P Type				

Goods Excl.	HOA No	Fee	Sched		
	Fee Incl				

Site Schools, Shopping Nearby, See Remarks

Warranty					
Rd Access	Paved				
Grge Dim.					

Parking	Total Encl.				
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Condo Name	Schedule	Floor Location	Floor #	# Floors Bldg
Condo Fee		Unit Exp.	Balcony/Terrace	Elevator
Fee Includes		Park Plan	Desc/Unit/UF	/ /
		Stall #	Encl. Park	Min. Age
		Titled Storage	Strg Unit	
		Prop Mgmt/#		/

Seller Name	ROHIT COMMUNITIES DRAYTON VALLEY LTD.	Appt:	Call Lister, Text Lister, ShowingTime	Appt Name	Danette Kohut
List Agent 1	Danette E Kohut - Ph: 780-898-4581			Appt Ph#	780-898-4581
Agent Email	danette150@gmail.com			Occupancy	
List Office 1	Century 21 Hi-Point Realty Ltd - Off#: 780-542-3223	Ownership	Private		
List Agent 2		Possession		Days	Notes Immediate
List Office 2		Input Date	10/14/2025 5:43 PM	Expiry Date	4/30/2026
Co-Op Comm	\$1.00	SRR Y/N	No	Excl. Date	
			Exclusion No		DOM 7
					CDOM 7

Terms of Cond	Buyer Agent 1
Sold Date	Buyer Office 1
Sold Price	Buyer Agent 2
Completion Date	Buyer Office 2

10/21/2025

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 3.0

PARCEL 5

Single Family

4018 & 4020 42 AV

ACTIVE

\$120,000 (LP)



Area/City	Drayton Valley	List Date	10/14/2025	E4462062	
Community	Drayton Valley	Pending Until			
Postal Code	T7A 0B4	Time Clse/Hrs	/		
Zone	90	Conform Report	/	LI \$	
Building Type	Vacant Lot/Land	Tax Amt/Yr	\$1,894.03 / 2025	LI Yr	
Yr Built/Eff Yr	/	Restrictions	Zero Lot Line No		
Style	Restrictive Covenant-Bldg, Utility Right Of Way				
Plan/Blk/Lot	1424874 / 8 / 9 & 10				
Unit/UF	/	Baths/Ensuites	0.0 / 0	Add'l Rms	
Linc #	0036381481	Beds/Beds Ab.	0 / 0		
Title to Land	Fee Simple	Zoning	R-LOW	 Schedule a Showing	

This duplex property includes two individually titled lots with addresses at 4018 - 42 Ave and 4020 - 42 Ave. The LINC# for Lot 9 is 0036381481, and for Lot 10, it's 0036381499.

Offered through TEAM AUCTIONS from November 18–20, 2025, these vacant double lot parcels will be featured in a timed auction within the desirable newer community of MERAW ESTATES, Drayton Valley, AB. Each parcel carries a reserve price of \$80,000 and presents an excellent opportunity for builders or investors looking to develop in a growing area. Duplex/Semi-Detached and Single Detached Dwellings are all permitted, providing flexibility for a variety of residential developments. A "BUY IT NOW" option is available for unconditional offers of \$120,000 per double lot parcel until November 3, 2025, two weeks prior to the auction. Don't miss this rare chance to invest in one of Drayton Valley's most sought-after neighborhoods! The pricing reflects both lots sold together. Lot size and taxes shown represent both lots combined. *All drone outlines are approximate.

Living Room	Bedroom 3	Bath#	Lvl	#Pcs	Ens	Level	SqM	SqFt
Dining Room	Bedroom 4	1				Main Level		
Kitchen		2				Upper		
Family Room		3				Above Grade		
Den		4				Lower Level		
Bonus Room		5				Below Grade		
Primary Bedroom		6				Total A.G.		
Bedroom 2		7				Finished Lvl's		

Heat Source	Heat Type	Basement	/
Roof		Separate Ent.	2nd Suite
Foundation	Construction	Garden Suite	Permit
Exterior		Garage Suite	Permit
Features		Lot SqM	935.10
		Tot. Ac.	F x D (m)
		Flooring	x

Goods Incl.	F/P	F/P Fuel
	F/P Type	
Goods Excl.	HOA No	Fee
	Fee Incl	Sched

Site Schools, Shopping Nearby, See Remarks

Warranty
Rd Access Paved
Grge Dim.

Parking **Total Encl.**

Condo Name	Floor Location	Floor #	# Floors Bldg
Condo Fee	Unit Exp.	Balcony/Terrace	Elevator
Fee Includes	Park Plan	Desc/Unit/UF	/ /
	Stall #	Encl. Park	Min. Age
	Titled Storage	Strg Unit	
	Prop Mgmt/#		/

Seller Name	ROHIT COMMUNITIES DRAYTON VALLEY LTD.	Appt:	Call Lister, Text Lister, ShowingTime	Appt Name	Danette Kohut
List Agent 1	Danette E Kohut - Ph: 780-898-4581			Appt Ph#	780-898-4581
Agent Email	danette150@gmail.com			Occupancy	
List Office 1	Century 21 Hi-Point Realty Ltd - Off#: 780-542-3223	Ownership	Private		
List Agent 2		Possession		Days	Immediate
List Office 2		Input Date	10/14/2025 5:44 PM	Notes	
Co-Op Comm	\$1.00	SRR Y/N	No	Exclusion	No
				Excl. Date	

Terms of Cond	Buyer Agent 1
Sold Date	Buyer Office 1
Sold Price	Buyer Agent 2
Completion Date	Buyer Office 2

10/21/2025

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 3.0

PARCEL 6

Single Family

4002 & 4004 41B AV

ACTIVE

\$120,000 (LP)



Area/City Drayton Valley
Community Drayton Valley
Postal Code T7A 0B5
Zone 90
Building Type Vacant Lot/Land
Yr Built/Eff Yr /
Style
Plan/Blk/Lot 1322723 / 8 / 1 & 2
Unit/UF /
Linc # 0035709930
Title to Land Fee Simple **Zoning** R-LOW

List Date 10/14/2025 **E4462066**
Pending Until
Time Clse/Hrs /
Conform Report / **LI \$**
Tax Amt/Yr \$1,860.35 / 2025 **LI Yr**
Restrictions **Zero Lot Line** No
 Restrictive Covenant-Bldg, Utility Right Of Way
Baths/Ensuites 0.0 / 0 **Add'l Rms**
Beds/Beds Ab. 0 / 0
Prop. Condition



[Schedule a Showing](#)

This duplex property includes two individually titled lots with addresses at 4002 - 41B Ave and 4004 - 41B Ave. The LINC# for Lot 1 is 0035709922, and for Lot 2, it's 0035709930.

Offered through TEAM AUCTIONS from November 18–20, 2025, these vacant double lot parcels will be featured in a timed auction within the desirable newer community of MERAW ESTATES, Drayton Valley, AB. Each parcel carries a reserve price of \$80,000 and presents an excellent opportunity for builders or investors looking to develop in a growing area. Duplex/Semi-Detached and Single Detached Dwellings are all permitted, providing flexibility for a variety of residential developments. A "BUY IT NOW" option is available for unconditional offers of \$120,000 per double lot parcel until November 3, 2025, two weeks prior to the auction. Don't miss this rare chance to invest in one of Drayton Valley's most sought-after neighborhoods! The pricing reflects both lots sold together. Lot size and taxes shown represent both lots combined. *All drone outlines are approximate.

Living Room	Bedroom 3	Bath#	Lvl	#Pcs	Ens	Level	SqM	SqFt
Dining Room	Bedroom 4	1				Main Level		
Kitchen		2				Upper		
Family Room		3				Above Grade		
Den		4				Lower Level		
Bonus Room		5				Below Grade		
Primary Bedroom		6				Total A.G.		
Bedroom 2		7				Finished Lvl's		

Heat Source	Heat Type	Basement	/
Roof		Separate Ent.	2nd Suite
Foundation	Construction	Garden Suite	Permit
Exterior		Garage Suite	Permit
Features		Lot SqM	843.36
		Tot. Ac.	F x D (m)
		Flooring	x

Goods Incl.	F/P	F/P Fuel
	F/P Type	
Goods Excl.	HOA No	Fee
	Fee Incl	Sched

Site Schools, Shopping Nearby, See Remarks

Parking	Total Encl.	Warranty
		Rd Access
		Grge Dim.

Condo Name	Floor Location	Floor #	# Floors Bldg
Condo Fee	Unit Exp.	Balcony/Terrace	Elevator
Fee Includes	Park Plan	Desc/Unit/UF	/ /
	Stall #	Encl. Park	Min. Age
	Titled Storage	Strg Unit	
	Prop Mgmt/#		/

Seller Name ROHIT COMMUNITIES DRAYTON VALLEY LTD.
List Agent 1 Danette E Kohut - Ph: 780-898-4581
Agent Email danette150@gmail.com
List Office 1 Century 21 Hi-Point Realty Ltd - Off#: 780-542-3223
List Agent 2
List Office 2
Co-Op Comm \$1.00
Appt: Call Lister, Text Lister, ShowingTime
Appt Name Danette Kohut
Appt Ph# 780-898-4581
Ownership Private
Possession
Input Date 10/14/2025 5:48 PM
SRR Y/N No
Days
Notes Immediate
Expiry Date 4/30/2026
Excl. Date
DOM 7
CDOM 7

Terms of Cond	Buyer Agent 1
Sold Date	Buyer Office 1
Sold Price	Buyer Agent 2
Completion Date	Buyer Office 2

10/21/2025

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 3.0

PARCEL 7

Single Family

4026 & 4028 41B AV

ACTIVE

\$120,000 (LP)



Area/City Drayton Valley
Community Drayton Valley
Postal Code T7A 0B5
Zone 90
Building Type Vacant Lot/Land
Yr Built/Eff Yr /
Style
Plan/Blk/Lot 1322723 / 8 / 13 &
Unit/UF /
Linc # 0035710045
Title to Land Fee Simple **Zoning** R-LOW

List Date 10/14/2025 **E4462063**
Pending Until
Time Clse/Hrs /
Conform Report / **LI \$**
Tax Amt/Yr \$1,942.74 / 2025 **LI Yr**
Restrictions **Zero Lot Line** No
 Restrictive Covenant-Bldg, Utility Right Of Way
Baths/Ensuites 0.0 / 0 **Add'l Rms**
Beds/Beds Ab. 0 / 0
Prop. Condition



[Schedule a Showing](#)

This duplex property includes two individually titled lots with addresses at 4026 - 41B Ave and 4028 - 41B Ave. The LINC# for Lot 13 is 0035710045, and for Lot 14, it's 0035710053.

Offered through TEAM AUCTIONS from November 18–20, 2025, these vacant double lot parcels will be featured in a timed auction within the desirable newer community of MERAW ESTATES, Drayton Valley, AB. Each parcel carries a reserve price of \$80,000 and presents an excellent opportunity for builders or investors looking to develop in a growing area. Duplex/Semi-Detached and Single Detached Dwellings are all permitted, providing flexibility for a variety of residential developments. A "BUY IT NOW" option is available for unconditional offers of \$120,000 per double lot parcel until November 3, 2025, two weeks prior to the auction. Don't miss this rare chance to invest in one of Drayton Valley's most sought-after neighborhoods! The pricing reflects both lots sold together. Lot size and taxes shown represent both lots combined. *All drone outlines are approximate.

Living Room	Bedroom 3	Bath#	Lvl	#Pcs	Ens	Level	SqM	SqFt
Dining Room	Bedroom 4	1				Main Level		
Kitchen		2				Upper		
Family Room		3				Above Grade		
Den		4				Lower Level		
Bonus Room		5				Below Grade		
Primary Bedroom		6				Total A.G.		
Bedroom 2		7				Finished Lvl's		

Heat Source	Heat Type	Basement	/
Roof		Separate Ent.	2nd Suite
Foundation	Construction	Garden Suite	Permit
Exterior		Garage Suite	Permit
Features		Lot SqM	977.25
		Tot. Ac.	F x D (m)
		Flooring	x

Goods Incl.	F/P	F/P Fuel
	F/P Type	
Goods Excl.	HOA No	Fee
	Fee Incl	Sched

Site Schools, Shopping Nearby, See Remarks

Parking	Total Encl.	Warranty
		Rd Access
		Grge Dim.

Condo Name	Floor Location	Floor #	# Floors Bldg
Condo Fee	Unit Exp.	Balcony/Terrace	Elevator
Fee Includes	Park Plan	Desc/Unit/UF	/ /
	Stall #	Encl. Park	Min. Age
	Titled Storage	Strg Unit	
	Prop Mgmt/#		/

Seller Name ROHIT COMMUNITIES DRAYTON VALLEY LTD.
List Agent 1 Danette E Kohut - Ph: 780-898-4581
Agent Email danette150@gmail.com
List Office 1 Century 21 Hi-Point Realty Ltd - Off#: 780-542-3223
List Agent 2
List Office 2
Co-Op Comm \$1.00
Appt: Call Lister, Text Lister, ShowingTime
Appt Name Danette Kohut
Appt Ph# 780-898-4581
Occupancy
Ownership Private
Possession Days
Input Date 10/14/2025 5:45 PM
SRR Y/N No **Exclusion** No
Notes Immediate
Expiry Date 4/30/2026
Excl. Date
DOM 7
CDOM 7

Terms of Cond	Buyer Agent 1
Sold Date	Buyer Office 1
Sold Price	Buyer Agent 2
Completion Date	Buyer Office 2

10/21/2025

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 3.0

PARCEL 8

Single Family

4030 & 4032 41B AV

ACTIVE

\$120,000 (LP)



Area/City Drayton Valley
Community Drayton Valley
Postal Code T7A 0B5
Zone 90
Building Type Vacant Lot/Land
Yr Built/Eff Yr /
Style
Plan/Blk/Lot 1322723 / 8 / 15 &
Unit/UF /
Linc # 0035710060
Title to Land Fee Simple **Zoning** R-LOW

List Date 10/14/2025 **E4462065**
Pending Until
Time Clse/Hrs /
Conform Report / **LI \$**
Tax Amt/Yr \$1,710.82 / 2025 **LI Yr**
Restrictions **Zero Lot Line** No
 Restrictive Covenant-Bldg, Utility Right Of Way
Baths/Ensuites 0.0 / 0 **Add'l Rms**
Beds/Beds Ab. 0 / 0
Prop. Condition



[Schedule a Showing](#)

This duplex property includes two individually titled lots with addresses at 4030 - 41B Ave and 4032 - 41B Ave. The LINC# for Lot 15 is 0035710060, and for Lot 16, it's 0035710078.

Offered through TEAM AUCTIONS from November 18–20, 2025, these vacant double lot parcels will be featured in a timed auction within the desirable newer community of MERAW ESTATES, Drayton Valley, AB. Each parcel carries a reserve price of \$80,000 and presents an excellent opportunity for builders or investors looking to develop in a growing area. Duplex/Semi-Detached and Single Detached Dwellings are all permitted, providing flexibility for a variety of residential developments. A "BUY IT NOW" option is available for unconditional offers of \$120,000 per double lot parcel until November 3, 2025, two weeks prior to the auction. Don't miss this rare chance to invest in one of Drayton Valley's most sought-after neighborhoods! The pricing reflects both lots sold together. Lot size and taxes shown represent both lots combined. *All drone outlines are approximate.

Living Room	Bedroom 3	Bath#	Lvl	#Pcs	Ens	Level	SqM	SqFt
Dining Room	Bedroom 4	1				Main Level		
Kitchen		2				Upper		
Family Room		3				Above Grade		
Den		4				Lower Level		
Bonus Room		5				Below Grade		
Primary Bedroom		6				Total A.G.		
Bedroom 2		7				Finished Lvl's		

Heat Source	Heat Type	Basement	/
Roof		Separate Ent.	2nd Suite
Foundation	Construction	Garden Suite	Permit
Exterior		Garage Suite	Permit
Features		Lot SqM	766.22
		Tot. Ac.	F x D (m)
		Flooring	x

Goods Incl.	F/P	F/P Fuel
	F/P Type	
Goods Excl.	HOA No	Fee
	Fee Incl	Sched

Site Schools, Shopping Nearby, See Remarks

Parking	Total Encl.	Warranty
		Rd Access
		Grge Dim.

Condo Name	Floor Location	Floor #	# Floors Bldg
Condo Fee	Unit Exp.	Balcony/Terrace	Elevator
Fee Includes	Park Plan	Desc/Unit/UF	/ /
	Stall #	Encl. Park	Min. Age
	Titled Storage	Strg Unit	
	Prop Mgmt/#		/

Seller Name ROHIT COMMUNITIES DRAYTON VALLEY LTD.
List Agent 1 Danette E Kohut - Ph: 780-898-4581
Agent Email danette150@gmail.com
List Office 1 Century 21 Hi-Point Realty Ltd - Off#: 780-542-3223
List Agent 2
List Office 2
Co-Op Comm \$1.00
Appt: Call Lister, Text Lister, ShowingTime
Appt Name Danette Kohut
Appt Ph# 780-898-4581
Occupancy
Ownership Private
Possession
Input Date 10/14/2025 5:47 PM
SRR Y/N No **Exclusion** No
Days
Notes Immediate
Expiry Date 4/30/2026
Excl. Date
DOM 7
CDOM 7

Terms of Cond	Buyer Agent 1
Sold Date	Buyer Office 1
Sold Price	Buyer Agent 2
Completion Date	Buyer Office 2

10/21/2025

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 3.0

PARCEL 9

Single Family

4003 & 4001 41B AV

ACTIVE

\$120,000 (LP)



Area/City Drayton Valley
Community Drayton Valley
Postal Code T7A 0B5
Zone 90
Building Type Vacant Lot/Land
Yr Built/Eff Yr /
Style
Plan/Blk/Lot 1322723 / 8 / 30 &
Unit/UF /
Linc # 0035710201
Title to Land Fee Simple **Zoning** R-LOW

List Date 10/14/2025 **E4462064**
Pending Until
Time Clse/Hrs /
Conform Report / **LI \$**
Tax Amt/Yr \$1,646.16 / 2025 **LI Yr**
Restrictions **Zero Lot Line** No
 Restrictive Covenant-Bldg, Utility Right Of Way
Baths/Ensuites 0.0 / 0 **Add'l Rms**
Beds/Beds Ab. 0 / 0
Prop. Condition



Schedule a Showing

This duplex property includes two individually titled lots with addresses at 4003 - 41B Ave and 4001 - 41B Ave. The LINC# for Lot 30 is 0035710201, and for Lot 31, it's 0035710219.

Offered through TEAM AUCTIONS from November 18–20, 2025, these vacant double lot parcels will be featured in a timed auction within the desirable newer community of MERAW ESTATES, Drayton Valley, AB. Each parcel carries a reserve price of \$80,000 and presents an excellent opportunity for builders or investors looking to develop in a growing area. Duplex/Semi-Detached and Single Detached Dwellings are all permitted, providing flexibility for a variety of residential developments. A "BUY IT NOW" option is available for unconditional offers of \$120,000 per double lot parcel until November 3, 2025, two weeks prior to the auction. Don't miss this rare chance to invest in one of Drayton Valley's most sought-after neighborhoods! The pricing reflects both lots sold together. Lot size and taxes shown represent both lots combined. *All drone outlines are approximate.

Living Room	Bedroom 3	Bath#	Lvl	#Pcs	Ens	Level	SqM	SqFt
Dining Room	Bedroom 4	1				Main Level		
Kitchen		2				Upper		
Family Room		3				Above Grade		
Den		4				Lower Level		
Bonus Room		5				Below Grade		
Primary Bedroom		6				Total A.G.		
Bedroom 2		7				Finished Lvl's		

Heat Source	Heat Type	Basement	/
Roof		Separate Ent.	2nd Suite
Foundation	Construction	Garden Suite	Permit
Exterior		Garage Suite	Permit
Features		Lot SqM	743.67
		Tot. Ac.	F x D (m)
		Flooring	x

Goods Incl.	F/P	F/P Fuel
	F/P Type	
Goods Excl.	HOA No	Fee
	Fee Incl	Sched

Site Schools, Shopping Nearby, See Remarks

Parking	Total Encl.	Warranty
		Rd Access
		Grge Dim.

Condo Name	Floor Location	Floor #	# Floors Bldg
Condo Fee	Unit Exp.	Balcony/Terrace	Elevator
Fee Includes	Park Plan	Desc/Unit/UF	/ /
	Stall #	Encl. Park	Min. Age
	Titled Storage	Strg Unit	
	Prop Mgmt/#		/

Seller Name ROHIT COMMUNITIES DRAYTON VALLEY LTD.
List Agent 1 Danette E Kohut - Ph: 780-898-4581
Agent Email danette150@gmail.com
List Office 1 Century 21 Hi-Point Realty Ltd - Off#: 780-542-3223
List Agent 2
List Office 2
Co-Op Comm \$1.00

Appt: Call Lister, Text Lister, ShowingTime
Appt Name Danette Kohut
Appt Ph# 780-898-4581
Occupancy

Ownership Private
Possession
Input Date 10/14/2025 5:46 PM
SRR Y/N No **Exclusion** No

Days
Notes Immediate
Expiry Date 4/30/2026
Excl. Date

DOM 7
CDOM 7

Terms of Cond	Buyer Agent 1
Sold Date	Buyer Office 1
Sold Price	Buyer Agent 2
Completion Date	Buyer Office 2

10/21/2025

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 3.0



**Outlines Only
with Stages**





Architectural Guidelines
Stage 4

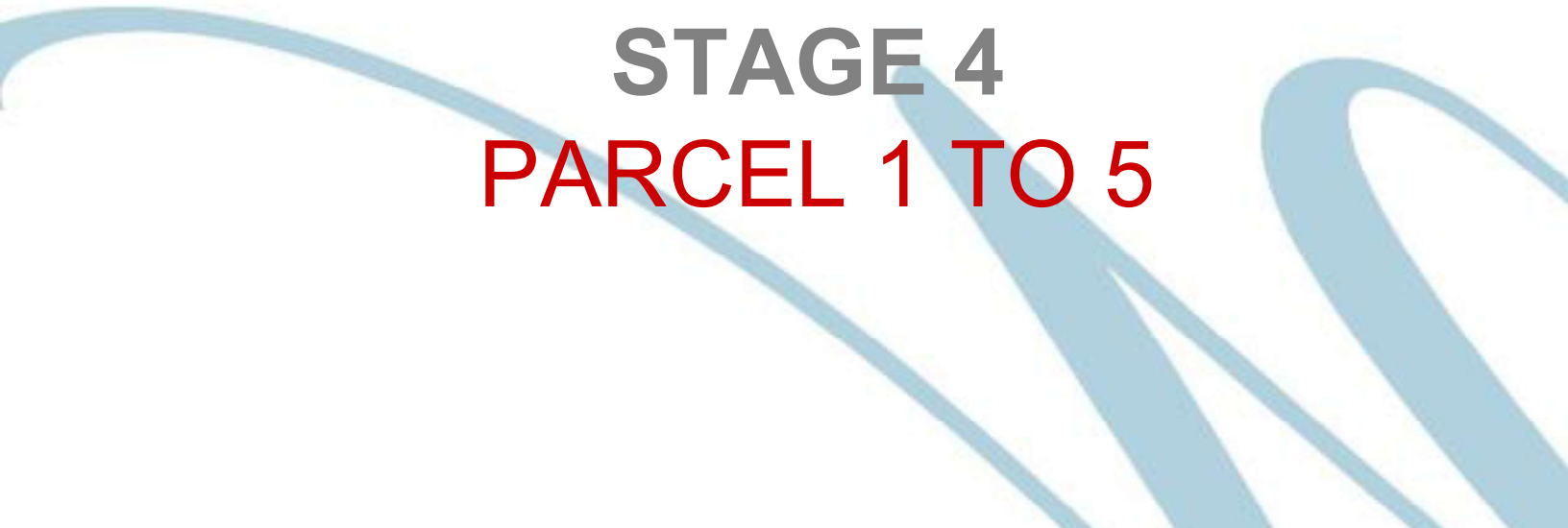


Meraw Estates

ARCHITECTURAL GUIDELINES

STAGE 4

PARCEL 1 TO 5





Architectural Guidelines

No sale is to be represented as final to a prospective purchaser until the final approval of the plans, elevations, lot siting and color scheme has been given by Rohit Communities Drayton Valley Ltd. The home builder shall be fully and solely responsible for such representations. The information contained herein is intended as a guide. Neither Rohit Communities Drayton Valley Ltd. nor its designated Consultant shall have any liability whatsoever for any defect or lack of suitability in any of the materials or products suggested by or required by these guidelines. Rohit Communities Drayton Valley Ltd. and its designated Consultant make no representation or warranties as to the accuracy or completeness of this information. The enforcement of these guidelines and interpretation of same shall be at the sole discretion of Rohit Communities Drayton Valley Ltd.. Rohit Communities Drayton Valley Ltd. reserves the right to revise these guidelines without notice.

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DIRECTORY

Developer:	Rohit Communities Drayton Valley Ltd. 550 – 91 Street SW Edmonton, Alberta T6X 0V1 Attention: Lot Sales Department Email: lot.sales@rohitgroup.com Phone: (780) 436-9015 Fax: (780) 437-6226
Engineers:	MMM Engineering Ltd. Suite #200 10576 - 113 Street Edmonton, Alberta T5H 3H5 Attention: Michael Shankowsky Phone: (780) 423-4123 Fax: (780) 426-0659 Email: shankowskym@mmm.ca
Architectural Applications:	Rohit Land Development 550 – 91 Street SW Edmonton, AB T6X 0V1 Attention: Lot Sales Phone: (780) 436-9015 Fax: (780) 437-6226 Email: lot.sales@rohitgroup.com
Surveyor:	Baseline Geomatics Group Ltd. Box 6929 Drayton Valley, AB T7A 1S3 Attention: Rachel Taylor Phone (780) 542-5252 Fax (780) 542-5044 Email: rachel@baselinegroup.ca
Geotechnical Consultants:	J. R. Paine & Associates Ltd. 17506 – 106 Avenue Edmonton, Alberta T5S 1E7 Phone: (780) 489-0700 Fax: (780) 489-0800

1.0 Introduction

For over 25 years, Rohit Group of Companies has created many outstanding family communities - award winning neighborhoods, with superior amenities, designed to enhance the lifestyle quality of residents. Rohit Group of Companies master-plans their communities - a process that ensures excellence and establishes the character of the neighborhood.

Rohit Group of Companies' vision for Meraw Estates is the creation of a naturally beautiful haven for homeowners. Meraw Estates is a neighborhood with a central park, connecting walkways and professional landscaping enhancing the natural characteristics of the land.

Meraw Estates' vision is also reflected in thoughtful architectural guidelines, which enhance the visual appeal of neighborhood streets and preserve value. The intent of these guidelines is to direct proportions, architectural elements and materials of the neighborhood to present an expression of harmony. The general architectural theme will encourage homes of traditional styling with thoughtful attention to detail. Through consistent new home quality, exterior styling and massing, these architectural guidelines preserve the overall integrity of the neighborhood; while permitting the flexibility for homes to reflect the unique preferences and dreams of their owners.

Since 1986, Rohit Group of Companies has proudly produced innovative designs and outstanding quality workmanship. Rohit has not only established homes for Albertans, but also developed highly sought after neighborhoods. Rohit is recognized as a leading builder and developer with a multitude of accolades, including industry awards from the Alberta Home Builders Association, the Edmonton Region Home Builders Association and the Alberta New Home Warranty Program. The Rohit Group is **excited** to bring this commitment and experience to Meraw Estates.



2.0 Design Guidelines

2.1 Siting

All building designs shall meet the National Building Code, The Alberta Building Code, The local bylaws of the Town of Drayton Valley, all relevant Restrictive Covenants and this Guideline.

Buildings should present a friendly, warm and distinctive appearance from the street and against the skyline. The Developer has instituted the following criteria to help achieve this vision. These criteria allow flexibility, are easy to implement, yet provide a consistent pedestrian oriented streetscape.

Siting should reflect careful consideration of lot characteristics, relationship and orientation. Building mass, sitting and style may be adjusted on a lot-to-lot basis to enhance the streetscape. Setback may be increased accordingly.

2.2 Dwelling Unit Size

Houses are to have a consistency of apparent mass and volume within the streetscape. As such, house widths and sizes must relate logically and proportionately to the lot and adjacent houses. As a maximum, the garage frontage may not be more than 60% of the pocket width, Duplex may at max 20 ft wide. The minimum house width must be within two feet of the building pocket maximum.

For the duplex homes the minimum house sizes calculated above grade shall be:

- 2 storey, 20 ft. pocket 1100 sq. ft.
- 2 storey 22 ft. or larger pocket 1200 sq. ft.

For the RPLhomes the minimum house sizes calculated above grade shall be:

- 2 storey 1200 sq. ft.
- Bi-level 1000 sq. ft.

The minimum house width at both the front and rear elevations must be within 90% of the building pocket for all lots. This requirement may be waived for homes on irregular or larger lots.

Homes will be reviewed on their individual merits of design, massing, proportion, and compatibility and, where the Architectural Consultant considers the plan to be exceptional, and provided that the house conforms with the general trend of the neighborhood, exceptions may be considered.

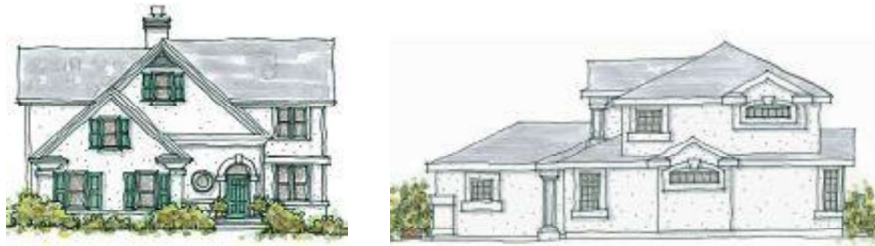
2.3 Corner Lots

Houses on corner lots require special design consideration because of their high visibility. Bungalows or 1-1/2 storey models are encouraged, however all model types will be considered on the basis of their unique suitability to these locations. Flanking side elevations must reflect appropriate wall heights, window placement and detail treatments consistent with the front elevations.



Example of Corner Lot Side Elevation Details

Two storey models on corners will require substantial variation in wall planes. Second floors should be setback from the vertical plane of the lower level to provide roof mass between floors.



Example of Corner Lot Side Elevation Details

2.4 Repetition

Similar elevations may not be repeated within two lots of each other or directly across the street.

	X	O	J	X	
Street					
	O	X	A	O	

Repetitive use of elevations will be monitored to ensure interesting streetscapes. Modification to elevation treatments may be required accordingly.

Duplexes

Similar elevations may not be repeated within one lot of each other or directly across the street.

	X	O	X	O	
Street					
	O	X	O	X	

Repetitive use of elevations will be monitored to ensure interesting streetscapes. Modification to elevation treatments may be required accordingly.

2.5 High Visibility, Special Considerations

The Developer encourages a similar high degree of detailing and materials as the front face of the houses. Homes should be enhanced through the use of architectural features (projections, bay windows etc.), decoration (such as string courses and fascias, etc.), roof details, (such as dormers, gables etc.). The rear facades of units, where more than two storeys are visible above grade, require additional attention to design detail. Continuous three storey facades will not be permitted. Building setbacks on floors, balconies, deck construction or other methods must be used to break the apparent height. Other decorative features, such as muntin bars, cornice etc., may be required.

Following lots are considered high visibility lot:

- Block 9, Lot 1 - 10, 11, 22

2.6 Lot Grading

Lot grading must be in strict conformance with the approved grading plans. Grade variations should be absorbed within the building mass, to minimize steeper slopes and contrast between lots. All plot plans and stakeouts must be done by the designated surveyor to provide consistency in establishing building elevations throughout the subdivision.

The builder is responsible for meeting the required grade elevations and ensuring drainage patterns are maintained within the property lines to the satisfaction of the Town of Drayton Valley.

An approved final grading certificate is a prerequisite for final inspection and release of security deposit. Retaining walls are the responsibility of the property owner and must not compromise the grading design and drainage of the lot. In the event retaining walls are required, such shall be approved by the Developer prior to construction. Special attention is to be given the treatment of exposed concrete foundation walls. Front entry steps are to be a maximum of three risers per set in the executive homes. Where the grade elevation calls for more than three risers, the run must be split. Exceptions to this requirement may be granted in consideration of unique design and/or topography. A maximum of four risers per set shall be the standard on all other homes.

2.7 Driveways, Garages, Walkways

Designs with front drive garages should where possible, envelope the garage within the design of the home to integrate and minimize the garage appearance, while highlighting the architectural features and mass of the house itself. Garage overhead doors are to be sectional with raised panels. The height between garage overhead door and eave line should be kept to 2' 0". Where the design exceeds 2'0", special treatment is required. with a maximum driveway width at the front property line not larger than the width of the garage. A driveway location plan is required as part of the submission process. All side drive garage locations will be reviewed for compatibility with adjacent homes. Side drive garage locations will require a landscaping buffer to adjacent lots.

Front driveways and walkways in the garden product may be constructed of the following materials:

- concrete, including plain, stamped or colored concrete
- colored concrete pavers
- exposed or washed concrete

In all cases where colored concrete is used, the colors must be approved by the Developer. The walkway to a residence from the public sidewalk, curb or driveway must be a minimum of poured concrete in broom finish, 2'6" in width. Individual patio blocks will not be permitted. Drive way cannot be wider than a garage.

2.8 Roofs

Major roof slopes shall be a minimum of 5/12 and a maximum of 8/12 for garden and minimum 6/12 slope for estate lots. Eave overhangs are to be proportionate to the design of the home but not less than 16 inches. Exception to this requirement may be granted in consideration of unique architectural design and detailing. All roofs are to be IKO Renaissance, XL Series, in the colour of Taupe Slate or Cambridge Series in the colour Weatherwood except roof coverings on Estate properties which shall be of cedar shakes, shale or concrete tiles or top line architectural shingles.

Fascia boards for the Garden homes are to be a minimum of 8". Soffits and fascia may be wood or aluminum in a compatible finish. Eaves trough must be the same colour as the fascia. All furnace and fireplace chimneys must be contained within a corbelled chase, finished in a style consistent with the home design. Corbelling shall at a minimum consist of two raised bands (2" x 10" and 2" x 4").

Direct vents for fireplaces should be located out of public view.

2.9 Architectural Treatments and Entries

The general architectural theme will encourage homes in traditional styling. Front elevation treatments will reflect architectural features that define entranceways and utilize building components with strong detailing. Entrance treatments must incorporate a verandah or covered entry. Where the design does not lend itself to this concept, the use of alternate detailing and feature windows will be considered.



Example Entranceway Details

The use of window and door surrounds and/or a combination of battens, trim boards, louvers and brick or stone will be features on all homes. Wood trim details and surrounds must be in a smooth painted, or clad finish. A minimum 6" width is encouraged, but as details and surrounds should be of appropriate scale, 4" may be permitted.

2.10 Exterior Finishes

Permitted cladding materials include:

- double 4 1/2" bevelled or coved vinyl siding in horizontal application
- brick, stone or shale in stacked application
- hardboard siding, prefinished (long life)
- machine applied or trowel finish stucco*.
- stone tile.



Fieldstone and Riverrock may be considered on an individual basis.

All trim and masonry details must be returned 24" around corners.

*Stucco may be used only with detailing that reflects the traditional character of the neighbourhood.

Where columns or posts are used on the front or highly visible rear elevations, they are to be of substantial form, ie. to appear load bearing and solid. The base of such columns or posts must rest entirely on the landing or step beneath. Columns and posts should include suitable step details top and bottom.

Parging is not to exceed 2' 6" on all elevations, lower line of cladding accordingly.

The application of a minimum

- 45 sq. ft. minimum of brick or stone will be required for all duplex homes(both units). Refer to Appendix I for appropriate application;
- 65 sq. ft. of brick or stone will be required for all RPL homes;

Brick or stone should be applied in a panel effect. Exceptional stucco elevations may be exempt from this requirement at the discretion of the developer.

2.11 Colors

Color schemes with two tones or a contrast are acceptable. Use of a third accent colour is encouraged and may be required for estate homes.

Colors will be approved on a lot-by-lot basis without repetition on adjacent lots. Colour combinations have been provided in the Section 14.0 for reference.

2.12 Accessories

An address plaque is required on every home. The address plaque, must be in black cast frame with white ceramic insert and black numerals.

The address plaque may be installed horizontally or vertically.

3.0 Fencing / Landscaping

3.1 Fencing

Lots backing onto a public amenity where the rear property fence is chain link require fencing to be coated chain link. Wood screen fencing will be permitted, between buildings only on these lots. Fencing on all other lots should be consistent in design and color with the fencing style established for the subdivision. Fence height shall be restricted by the regulations contained within the Town of Drayton Valley Land Use Bylaw. Wood fencing is acceptable on all other lots and shall be consistent in design and color with the fencing style established for the community, an illustration of which is attached.

3.2 Landscaping

The minimum landscape standard for all lots shall consist of sod, one tree and a prepared shrub bed containing at least six shrubs for duplex lots and 2 trees for estate lots. In addition the rear yard of all high visibility lots will require sod and 2 additional trees for duplex lots and 3 additional trees for estate lots. The minimum deciduous tree shall be 2.5" caliper for front yard and 3" caliper for rear yards - measured 6" above ground. The minimum coniferous tree (spruce or pine) must be a minimum 8' tall. Shrubs shall be 18" in height or spread. A prepared bed is defined by edging (landscaping vinyl, brick, concrete, etc.).

All landscaping must be completed, in accordance with the requirements, within twelve months of completion of the house (subject to seasonal limitations). To ensure compliance with the landscaping requirements, a \$3,500.00 security deposit must be paid by the Purchaser, to be refunded by the Developer, upon confirmation of the satisfactory completion of the landscaping.

4.0 Accessory Buildings

Where visible from a public adjacency, accessory buildings must be consistent in style, finish and colour, with the house. The location of any accessory buildings on any type of lot shall be in keeping with the Town of Drayton Valley Land Use Bylaw setback requirements.

5.0 Antennas & Satellite Dishes

No electronic antenna or device of any type other than an antenna or dish for receiving normal television or satellite signals shall be erected, constructed, placed or permitted to remain on any lot, houses or buildings. Antennas must be mounted on the backside of the house. They must be lower than the roofline and must not be visible from the street.

Freestanding antennae and dishes must be located behind the rear wall of the main residential structure and dishes shall not be larger than thirty-six (36) inches in diameter.

Satellite dishes should be placed in the rear/back yard side of the house, and not be visible from the street. It may not be placed on the utility easement without written consent to encroach letters from all the affected utility companies.

6.0 Construction Activity

Construction commencement shall begin within twelve (12) months of property purchase and homes must be completed within twenty-four (24) months from date of purchase.

Each Builder must inspect the condition of curbs, sidewalks, street lamps perimeter fence, etc. on or in front of the lot. A written lot inspection report must accompany the application for house plan approval by file "Lot Pre Construction Inspection" report and email required file and photos to lot.sale@rohitgroup.com . The Builder is required to maintain the lot in a clean and orderly fashion during construction. The dumping or storage of materials on other lots or on Rohit Communities Drayton Valley Ltd. lands is prohibited.

6.1 Completion of Construction/Time Limits

The construction of any single-family detached residence or addition on any platted property in Meraw Estates, the plans for which are approved by the Developer, must begin within sixty (60) days after approval, and the exterior (including exterior finish and minimum landscaping) must be completed no later than twelve (12) months after the start date of construction.

- (a) Failure to commence construction of any single-family residence within sixty (60) days after Developer approval will require that the plan be re-approved by the Developer.
- (b) Consistent progress must be made throughout the construction project. The Developer shall specify to the property owner what constitutes a violation under this section and shall issue a Notice of Violation or Non-Compliance, which may result in penalties and/or increased construction deposit requirements.
- (c) Failure to complete construction by the twelve (12) month deadline can result in penalties up to \$25/day, 6 days a week
- (d) All landscaping must be completed within twelve months of completion of the house (subject to seasonal limitations).

7.0 Approval Process

All applications must include the following information:

- (a) completed application form
- (b) one set of working drawings at 1/4" to 1' scale
- (c) lot inspection report
- (d) detailed color chart (samples as may be required)

These submissions must be made ten days in advance of the desired construction start date. It is not the purpose of this process to check for compliance with applicable governing statutes and requirements. Incomplete submissions may be returned without review. The application and plans will be reviewed for adherence to the guidelines. Modifications may be requested. The original plan and forms will be retained on file. A copy of the approved house exterior and approved application form will be returned to the builder. Any changes to approved plans must be approved in writing prior to implementation. All approvals for design and color must be received prior to the commencement of construction.

8.0 Final Inspection, Security Deposit Return

8.1 Security Deposit

A security deposit or Letter of Credit in the amount of \$3,500 is due prior to house plan and grade approval to cover:

- (a) Contravention of architectural objectives.
- (b) Possible damage to:
 - a. Curb stop – water valve
 - b. Sidewalks, curbs and gutters
 - c. Driveway aprons and asphalt
 - d. Boulevard landscaping and trees
 - e. Rear gutters and walkways
 - f. Light standards
 - g. Fire hydrants
 - h. Cathodic protection points
 - i. Grading and drainage swales
 - j. Fencing

8.2 Deposit Return

To initiate the Final Inspection, the following must be done:

- (a) Construction completed, exterior completed in accordance with these guidelines and as per the house plan approval. Accessories installed. Landscaping completed.
- (c) Water valve exposed and marked
- (d) Sidewalks, street lanes, gutters and curbs in clean condition
- (e) Address plaque installed
- (f) Written request to Rohit Land Development chen.liu@rohitgroup.com, to perform the final inspection. A copy of the final inspection report will then be forwarded to Rohit Communities Drayton Valley Ltd. for appropriate action.

9.0 Signage

All informational, directional and showhome signage must be in accordance with signage standards established by Rohit Group of Companies. All three types of signage shall be consistent in design, colour and quality.

The Builders shall be allowed to display one (1) For Sale sign per lot provided said sign is erected on a suitable stand and not affixed to the house in any manner either during construction or upon completion of same.

All For Sale signs must display the Builder's name, corporate logo (if applicable) and telephone number as a minimum standard. The For Sale signs must be produced in the Builder's corporate colours and must be manufactured by a professional sign company to ensure consistent quality.

Each For Sale sign must not be larger than 32" x 48" prior to being affixed to the stand. Subtrade and supplier signage will not be permitted to be displayed on the lot or the house in any manner whatsoever. There will be no exception granted in this regard.

All signage (with the exception of realtor/sale signage) shall receive approval from the Town of Drayton Valley prior to construction, and shall be required to meet the regulations as set out in the Town of Drayton Valley Land Use Bylaw.

10.0 Exterior Lighting

The purpose of exterior lighting is to make safe movement possible and to enhance aesthetic qualities of the structure and its surroundings. Though there are many needs for exterior lighting in our community, obtrusive aspects of lighting can extend well beyond the boundaries of the area in which the lighting is installed and intended for use. These obtrusive aspects can be effectively controlled or eliminated with carefully considered attention to design, installation and use. General requirements are as follows:

- (a) All proposed exterior lighting shall conform to this section. Exterior lighting on new construction must be indicated on submittals for approval.
- (b) Exterior accent or safety lighting for residences and commercial development shall be directed downward.
- (c) Excessive mounting heights will be discouraged and may be prohibited at the discretion of the Developer.
- (d) Exterior area lighting for residences and commercial development shall not be directed toward neighboring structures.
- (e) Any exterior flood light or spot light type fixtures shall be shielded so that the bulb itself is not directly visible from anywhere other than the owners' property.
- (f) Lights activated by motion detectors shall be adjusted where possible to minimize inadvertent or constant activation by normal adjacent activities.

11.0 Subdivision Appearance

11.1 Excavation Material

All Builders must ensure that all excavation is kept within the confines of their lot. Any spillage on a road, land, sidewalk or neighboring lot must be removed immediately or the Developer will arrange for its removal and invoice for expenses.

11.2 Clean-Up

Builders should encourage timely removal by all sub-trades of litter on building sites. Failure to comply will result in a clean-up bill being charged to the lot. Supply of bins by the Builder is recommended. Any general clean-up of the subdivision implemented by the Developer can be and will be charged pro-rata to all Builders.

11.3 Construction Activity

Each Builder is responsible for inspecting the condition of curbs, sidewalks, street lights, services, etc. on his lot and must submit written notice of any damages to the Developer prior to commencing construction, otherwise costs for repairing any damages becomes the sole responsibility of the Purchaser.

12.0 Site Maps & Layout

Meraw Estates STAGE 4



NOTE: This plan, prepared for marketing purposes, is conceptual only and is superseded by the registered subdivision plan land title and approved engineering drawings. Please refer to the above mentioned plans to confirm all information. Details are current at date of printing and are subject to change without notice - Rohit will not relocate conflicts. The location of all future roads and block lines are subject to revision at the time of subdivision. Landscape shown conceptual only.

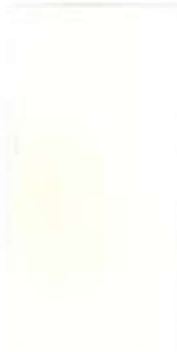


13.0 Color Selection & Combinations

MAIN	TRIM 1	TRIM 2
Siding / Stucco	Soffits / Trims / Casings	Garage / Door / Shutters / Vertical Shingles

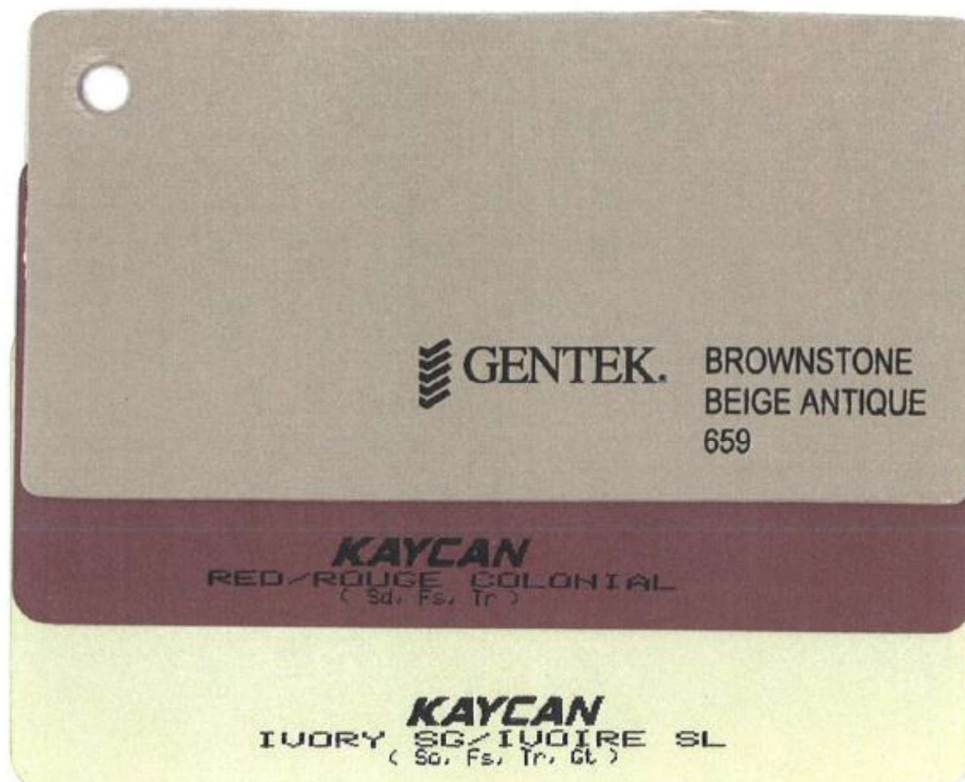
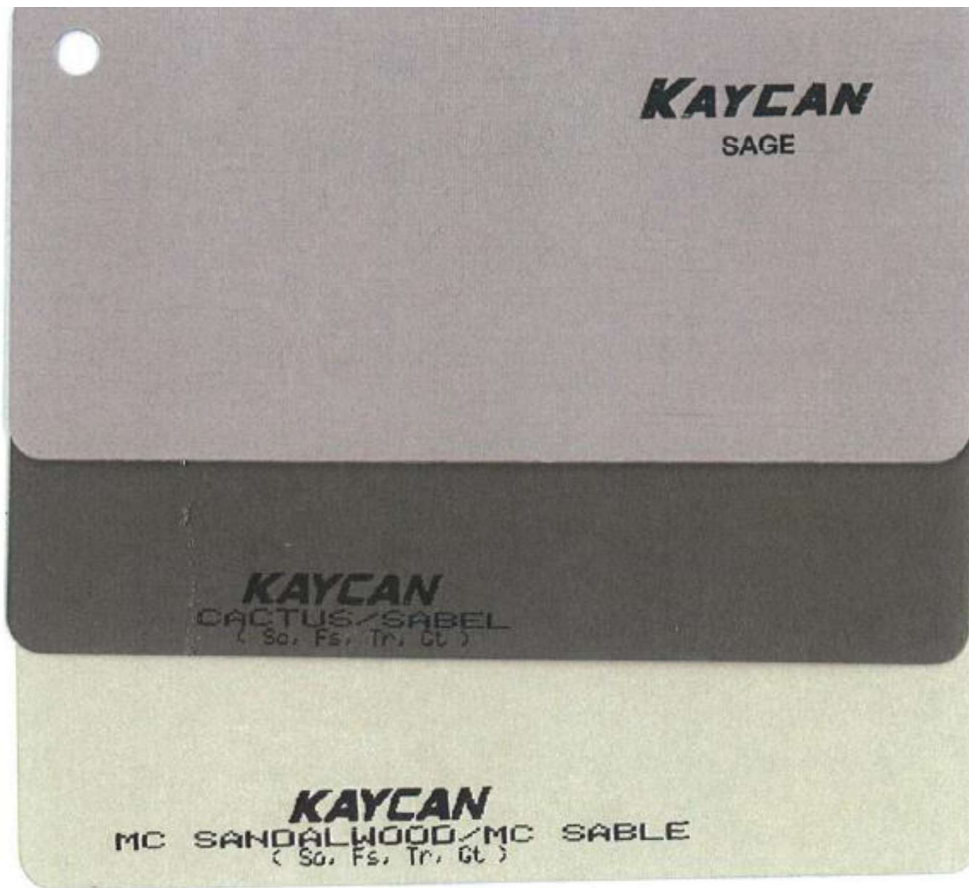


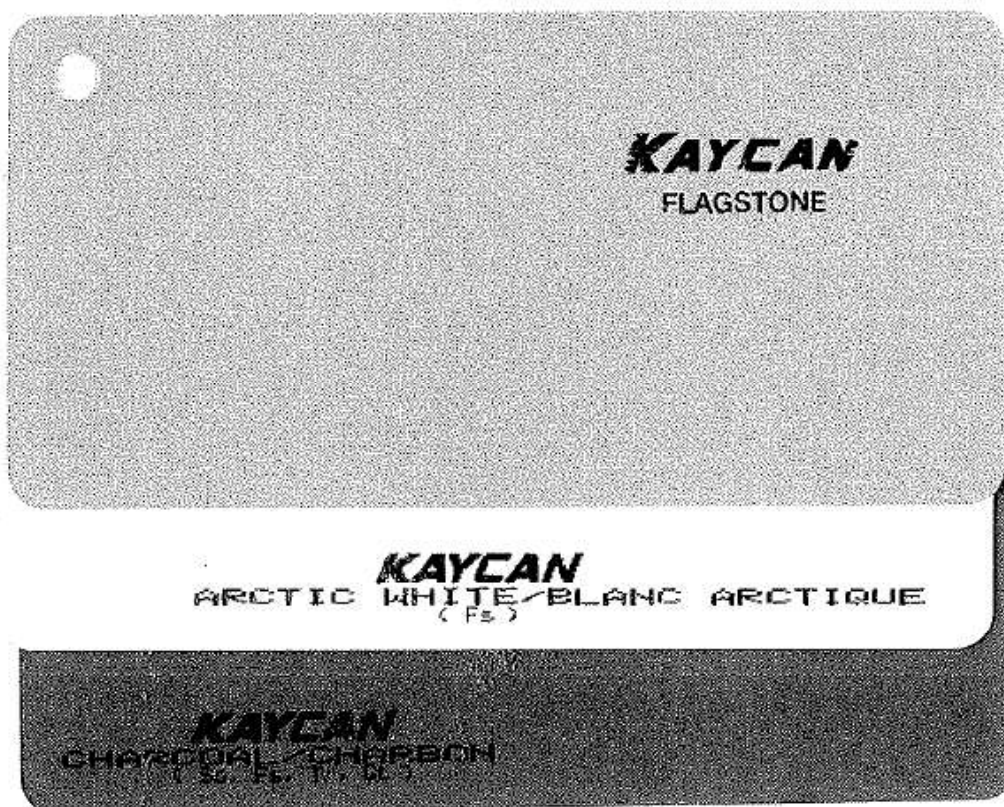
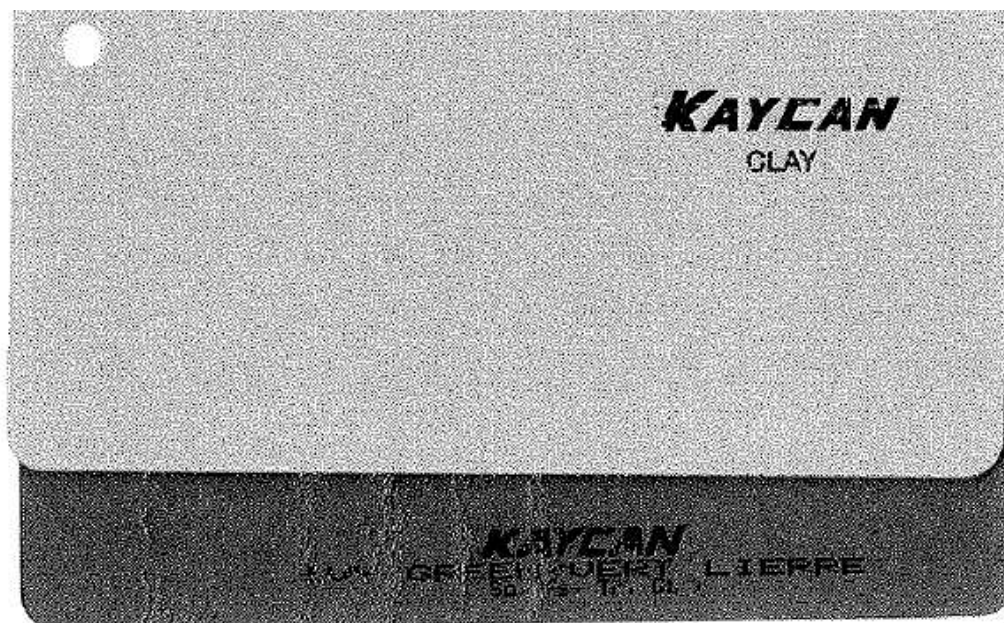
MAIN	TRIM 1	TRIM 2
Siding / Stucco	Soffits / Trims / Casings	Garage / Door / Shutters / Vertical Shingles



MAIN	TRIM 1	TRIM 2
Siding / Stucco	Soffits / Trims / Casings	Garage / Door / Shutters / Vertical Shingles











GENTEK.

COLONIAL
BLEU ANTIQUE
660

KAYCAN
WHITE/BLANC
(Sd, Fs, Tr)

KAYCAN
PEARL GREY/GRIS PERLE
(Sd, So, Fs, Tr, Gt)

KAYCAN
SANDALWOOD

KAYCAN
SLATE GREY/GRIS ARDOISE
(Sd, So, Fs, Tr, Gt)

KAYCAN
WHITE SO/BLANC SL
(So, Fs, Tr, Gt)

Appendix I: Duplex Samples Font Elevation

NOTE: Samples only, siding/trim/shingles colors must reflect on Architectural Control.

20 / 20



Front Stone: 133 Sq ft



Front Stone: 81 Sq ft

22 / 22



Front Stone: 45 Sq ft



Front Stone: 45 Sq ft

24 / 24

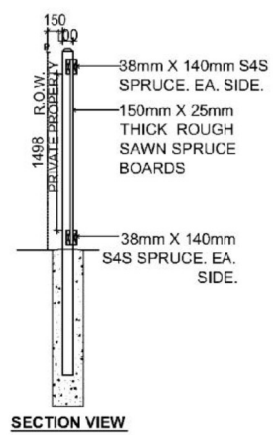
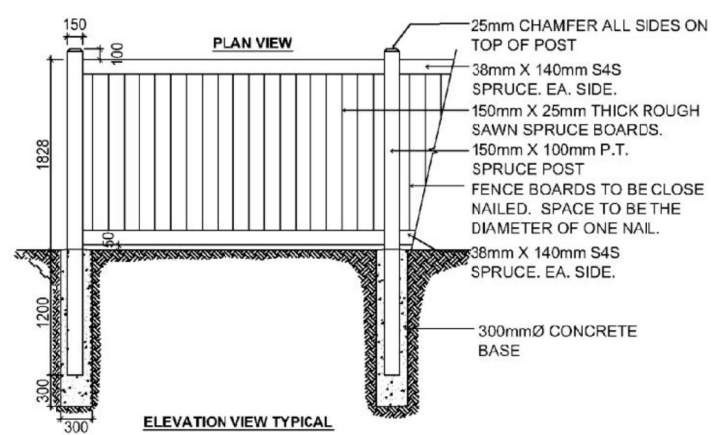
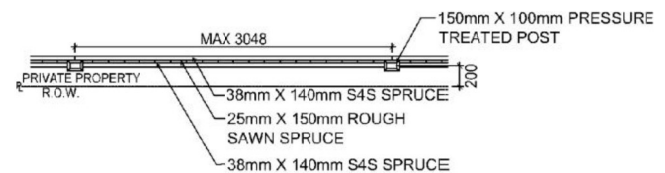


Front Stone: 85 Sq ft



Front Stone: 126 Sq ft

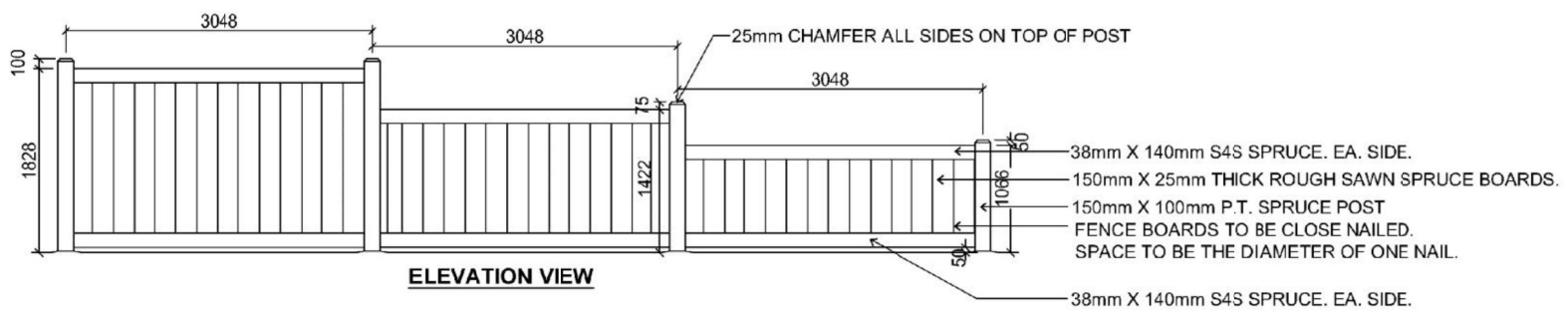
Appendix II: Fencing Details



NOTE

- ALL HARDWARE TO BE GALVANIZED.
- PAINT ALL EXPOSED WOOD WITH 2 COATS OF CLOVERDALE EXTERIOR PAINT. COLOUR MONTEREY GREY.
- ALL PAINT OR STAIN TO BE APPLIED TO MANUFACTURER'S SPECIFICATIONS.
- PRESSURE TREATED POSTS TO BE TREATED WITH A SOLUTION OF PENTACHLOROPHENOL AND PETROLEUM TO CSA-080.
- NAILS TO BE 89mm COATED FOR STRINGERS TO POSTS AND 50mm ARDOX FOR BOARDS.
- FENCING BETWEEN HOUSES TO BE BUILT ON P.L. AS A SHARED FENCE.

1 WOOD SCREEN FENCE
SCALE 1:50



2 TYPICAL STEP-DOWN WOOD SCREEN FENCE
SCALE 1:50

A large, stylized number '7' in a vibrant red color. The top horizontal bar of the '7' is solid red, while the diagonal stem has a gradient, fading from red at the top to a very light pink at the bottom.

Architectural Guidelines Stage 5



Meraw Estates

ARCHITECTURAL GUIDELINES

STAGE 5

PARCEL 6 TO 9





Architectural Guidelines

No sale is to be represented as final to a prospective purchaser until the final approval of the plans, elevations, lot siting and color scheme has been given by Rohit Communities Drayton Valley Ltd. The home builder shall be fully and solely responsible for such representations. The information contained herein is intended as a guide. Neither Rohit Communities Drayton Valley Ltd. nor its designated Consultant shall have any liability whatsoever for any defect or lack of suitability in any of the materials or products suggested by or required by these guidelines. Rohit Communities Drayton Valley Ltd. and its designated Consultant make no representation or warranties as to the accuracy or completeness of this information. The enforcement of these guidelines and interpretation of same shall be at the sole discretion of Rohit Communities Drayton Valley Ltd.. Rohit Communities Drayton Valley Ltd. reserves the right to revise these guidelines without notice.

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DIRECTORY**Developer:****Rohit Communities Drayton Valley Ltd.**

550 91 Street SW
Edmonton, Alberta T6X 0V1
Attention: Lot Sales Department
Email: lot.sales@rohitgroup.com
Phone: (780) 436-9015
Fax: (780) 437-6226

Engineers:**MMM Engineering Ltd.**

Suite #200 10576 - 113 Street
Edmonton, Alberta T5H 3H5
Attention: Michael Shankowsky
Phone: (780) 423-4123
Fax: (780) 426-0659
Email: shankowskym@mmm.ca

Architectural Applications:**Rohit Land Development**

550 – 91 Street SW
Edmonton, AB T6X 0V1
Attention: Lot Sales
Phone: (780) 436-9015
Fax: (780) 437-6226
Email: lot.sales@rohitgroup.com

Surveyor:**Baseline Geomatics Group Ltd.**

Box 6929
Drayton Valley, AB T7A 1S3
Attention: Rachel Taylor
Phone: (780) 542-5252
Fax: (780) 542-5044
Email: rachel@baselinegroup.ca

Geotechnical Consultants:**J. R. Paine & Associates Ltd.**

17506 – 106 Avenue
Edmonton, Alberta T5S 1E7
Phone: (780) 489-0700
Fax: (780) 489-0800

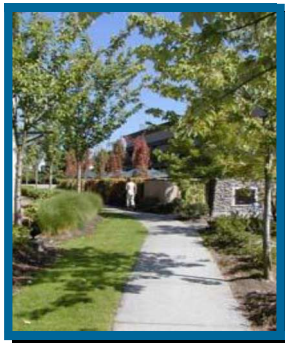
1.0 Introduction

For over 20 years, Rohit Group of Companies has created many outstanding family communities - award winning neighborhoods, with superior amenities, designed to enhance the lifestyle quality of residents. Rohit Group of Companies master-plans their communities - a process that ensures excellence and establishes the character of the neighborhood.

Rohit Group of Companies' vision for Meraw Estates is the creation of a naturally beautiful haven for homeowners. Meraw Estates is a neighborhood with a central park, connecting walkways and professional landscaping enhancing the natural characteristics of the land.

Meraw Estates' vision is also reflected in thoughtful architectural guidelines, which enhance the visual appeal of neighborhood streets and preserve value. The intent of these guidelines is to direct proportions, architectural elements and materials of the neighborhood to present an expression of harmony. The general architectural theme will encourage homes of traditional styling with thoughtful attention to detail. Through consistent new home quality, exterior styling and massing, these architectural guidelines preserve the overall integrity of the neighborhood; while permitting the flexibility for homes to reflect the unique preferences and dreams of their owners.

Since 1986, Rohit Group of Companies has proudly produced innovative designs and outstanding quality workmanship. Rohit has not only established homes for Albertans, but also developed highly sought after neighborhoods. Rohit is recognized as a leading builder and developer with a multitude of accolades, including industry awards from the Alberta Home Builders Association, the Edmonton Region Home Builders Association and the Alberta New Home Warranty Program. The Rohit Group is **excited** to bring this commitment and experience to Meraw Estates.



2.0 Design Guidelines

2.1 Siting

All building designs shall meet the National Building Code, The Alberta Building Code, The local bylaws of the Town of Drayton Valley, all relevant Restrictive Covenants and this Guideline.

Buildings should present a friendly, warm and distinctive appearance from the street and against the skyline. The Developer has instituted the following criteria to help achieve this vision. These criteria allow flexibility, are easy to implement, yet provide a consistent pedestrian oriented streetscape.

Siting should reflect careful consideration of lot characteristics, relationship and orientation. Building mass, sitting and style may be adjusted on a lot-to-lot basis to enhance the streetscape. Setback may be increased accordingly.

2.2 Dwelling Unit Size

Houses are to have a consistency of apparent mass and volume within the streetscape. As such, house widths and sizes must relate logically and proportionately to the lot and adjacent houses. As a maximum, the garage frontage may not be more than 60% of the pocket width. The minimum house width must be within two feet of the building pocket maximum.

For the duplex homes the minimum house sizes calculated above grade shall be:

- 2 storey, 20 ft. pocket 1100 sq. ft.
- 2 storey 22 ft. or larger pocket 1200 sq. ft.

For the garden homes the minimum house sizes calculated above grade shall be:

- Bungalow 1400 sq. ft.
- 2 storey 1800 sq. ft.
- Bi-level 1400 sq. ft.

The minimum house width at both the front and rear elevations must be within 90% of the building pocket for all lots. This requirement may be waived for homes on irregular or larger lots.

Homes will be reviewed on their individual merits of design, massing, proportion, and compatibility and, where the Architectural Consultant considers the plan to be exceptional, and provided that the house conforms with the general trend of the neighborhood, exceptions may be considered.

2.3 Corner Lots

Houses on corner lots require special design consideration because of their high visibility. Bungalows or 1-1/2 storey models are encouraged, however all model types will be considered on the basis of their unique suitability to these locations. Flanking side elevations must reflect appropriate wall heights, window placement and detail treatments consistent with the front elevations.



Example of Corner Lot Side Elevation Details

Two storey models on corners will require substantial variation in wall planes. Second floors should be setback from the vertical plane of the lower level to provide roof mass between floors.



Example of Corner Lot Side Elevation Details

2.4 Repetition

Similar elevations may not be repeated within two lots of each other or directly across the street.

	X	O	J	X	
--	---	---	---	---	--

Street

	O	X	A	O	
--	---	---	---	---	--

Repetitive use of elevations will be monitored to ensure interesting streetscapes. Modification to elevation treatments may be required accordingly.

Duplexes

Similar elevations may not be repeated within one lot of each other or directly across the street.

	X	O	X	O	
Street					
	O	X	O	X	

Repetitive use of elevations will be monitored to ensure interesting streetscapes. Modification to elevation treatments may be required accordingly.

2.5 High Visibility, Special Considerations

The Developer encourages a similar high degree of detailing and materials as the front face of the houses. Homes should be enhanced through the use of architectural features (projections, bay windows etc.), decoration (such as string courses and fascias, etc.), roof details, (such as dormers, gables etc.). The rear facades of units, where more than two storeys are visible above grade, require additional attention to design detail. Continuous three storey facades will not be permitted. Building setbacks on floors, balconies, deck construction or other methods must be used to break the apparent height. Other decorative features, such as muntin bars, cornice etc., may be required.

Following lots are considered high visibility lot:

- Block 7, Lot 2 to Lot 12
- Block 8, Lot 14 to Lot 31

2.6 Lot Grading

Lot grading must be in strict conformance with the approved grading plans. Grade variations should be absorbed within the building mass, to minimize steeper slopes and contrast between lots. All plot plans and stakeouts must be done by the designated surveyor to provide consistency in establishing building elevations throughout the subdivision.

The builder is responsible for meeting the required grade elevations and ensuring drainage patterns are maintained within the property lines to the satisfaction of the Town of Drayton Valley.

An approved final grading certificate is a prerequisite for final inspection and release of security deposit. Retaining walls are the responsibility of the property owner and must not compromise the grading design and drainage of the lot. In the event retaining walls are required, such shall be approved by the Developer prior to construction. Special attention is to be given the treatment of exposed concrete foundation walls. Front entry steps are to be a maximum of three risers per set in the executive homes. Where the grade elevation calls for more than three risers, the run must be split. Exceptions to this requirement may be granted in consideration of unique design and/or topography. A maximum of four risers per set shall be the standard on all other homes.

2.7 Driveways, Garages, Walkways

Designs with front drive garages should where possible, envelope the garage within the design of the home to integrate and minimize the garage appearance, while highlighting the architectural features and mass of the house itself. Garage overhead doors are to be sectional with raised panels. The height between garage overhead door and eave line should be kept to 2' 0". Where the design exceeds 2' 0", special treatment is required.

Front driveways and walkways in the garden product may be constructed of the following materials:

- concrete, including plain, stamped or colored concrete
- colored concrete pavers
- exposed or washed concrete

In all cases where colored concrete is used, the colors must be approved by the Developer. The walkway to a residence from the public sidewalk, curb or driveway must be a minimum of poured concrete in broom finish, 2' 6" in width. Individual patio blocks will not be permitted.

2.8 Roofs

Major roof slopes shall be a minimum of 5/12 and a maximum of 8/12 for garden and minimum 6/12 slope for estate lots. Eave overhangs are to be proportionate to the design of the home but not less than 16 inches. Exception to this requirement may be granted in consideration of unique architectural design and detailing. All roofs are to be IKO Renaissance, XL Series, in the colour of Taupe Slate or Cambridge Series in the colour Weatherwood except roof coverings on Estate properties which shall be of cedar shakes, shale or concrete tiles or top line architectural shingles.

Fascia boards for the Garden homes are to be a minimum of 8". Soffits and fascia may be wood or aluminum in a compatible finish. Eaves trough must be the same colour as the fascia. All furnace and fireplace chimneys must be contained within a corbelled chase, finished in a style consistent with the home design. Corbelling shall at a minimum consist of two raised bands (2" x 10" and 2" x 4").

Direct vents for fireplaces should be located out of public view.

2.9 Architectural Treatments and Entries

The general architectural theme will encourage homes in traditional styling. Front elevation treatments will reflect architectural features that define entranceways and utilize building components with strong detailing. Entrance treatments must incorporate a verandah or covered entry. Where the design does not lend itself to this concept, the use of alternate detailing and feature windows will be considered.



Example Entranceway Details

The use of window and door surrounds and/or a combination of battens, trim boards, louvers and brick or stone will be features on all homes. Wood trim details and surrounds must be in a smooth painted, or clad finish. A minimum 6" width is encouraged, but as details and surrounds should be of appropriate scale, 4" may be permitted.

2.10 Exterior Finishes

Permitted cladding materials include:

- double 4 1/2" bevelled or coved vinyl siding in horizontal application
- brick, stone or shale in stacked application
- hardboard siding, prefinished (long life)
- machine applied or trowel finish stucco*.
- stone tile.



Fieldstone and Riverrock may be considered on an individual basis.

All trim and masonry details must be returned 24" around corners.

*Stucco may be used only with detailing that reflects the traditional character of the neighbourhood.

Where columns or posts are used on the front or highly visible rear elevations, they are to be of substantial form, ie. to appear load bearing and solid. The base of such columns or posts must rest entirely on the landing or step beneath. Columns and posts should include suitable step details top and bottom.

Parging is not to exceed 2' 6" on all elevations, lower line of cladding accordingly.

The application of a minimum

- 45 sq. ft. minimum of brick or stone will be required for all duplex homes(both units). Refer to Appendix I for appropriate application;
- 200 sq. ft. of brick or stone will be required for all single family homes;

Brick or stone should be applied in a panel effect. Exceptional stucco elevations may be exempt from this requirement at the discretion of the developer.

2.11 Colors

Color schemes with two tones or a contrast are acceptable. Use of a third accent colour is encouraged and may be required for estate homes.

Colors will be approved on a lot-by-lot basis without repetition on adjacent lots. Colour combinations have been provided in the Section 14.0 for reference.

2.12 Accessories

An address plaque is required on every home. The address plaque, must be in black cast frame with white ceramic insert and black numerals.

The address plaque may be installed horizontally or vertically.

3.0 Fencing / Landscaping

3.1 Fencing

Lots backing onto a public amenity where the rear property fence is chain link require fencing to be coated chain link. Wood screen fencing will be permitted, between buildings only on these lots. Fencing on all other lots should be consistent in design and color with the fencing style established for the subdivision. Fence height shall be restricted by the regulations contained within the Town of Drayton Valley Land Use Bylaw.

3.2 Landscaping

The minimum landscape standard for all lots shall consist of sod, one tree and a prepared shrub bed containing at least six shrubs for duplex lots and 2 trees for estate lots. In addition the rear yard of all high visibility lots will require sod and 2 additional trees for duplex lots and 3 additional trees for estate lots. The minimum deciduous tree shall be 4" caliper for front yard and 3" caliper for rear yards - measured 6" above ground. The minimum coniferous tree (spruce or pine) must be a minimum 8' tall. Shrubs shall be 2' in height or spread. A prepared bed is defined by edging (landscaping vinyl, brick, concrete, etc.).

All landscaping must be completed, in accordance with the requirements, within twelve months of completion of the house (subject to seasonal limitations). To ensure compliance with the landscaping requirements, a \$3,500.00 security deposit must be paid by the Purchaser, to be refunded by the Developer, upon confirmation of the satisfactory completion of the landscaping.

4.0 Accessory Buildings

Where visible from a public adjacency, accessory buildings must be consistent in style, finish and colour, with the house. The location of any accessory buildings on any type of lot shall be in keeping with the Town of Drayton Valley Land Use Bylaw setback requirements.

5.0 Antennas & Satellite Dishes

No electronic antenna or device of any type other than an antenna or dish for receiving normal television or satellite signals shall be erected, constructed, placed or permitted to remain on any lot, houses or buildings. Antennas must be mounted on the backside of the house. They must be lower than the roofline and must not be visible from the street.

Freestanding antennae and dishes must be located behind the rear wall of the main residential structure and dishes shall not be larger than thirty-six (36) inches in diameter.

Satellite dishes should be placed in the rear/back yard side of the house, and not be visible from the street. It may not be placed on the utility easement without written consent to encroach letters from all the affected utility companies.

6.0 Construction Activity

Construction commencement shall begin within twelve (12) months of property purchase and homes must be completed within twenty-four (24) months from date of purchase.

Each Builder must inspect the condition of curbs, sidewalks, street lamps perimeter fence, etc. on or in front of the lot. A written lot inspection report must accompany the application for house plan approval. The Builder is required to maintain the lot in a clean and orderly fashion during construction. The dumping or storage of materials on other lots or on Rohit Communities Drayton Valley Ltd. lands is prohibited.

6.1 Completion of Construction/Time Limits

The construction of any single-family detached residence or addition on any platted property in Meraw Estates, the plans for which are approved by the Developer, must begin within sixty (60) days after approval, and the exterior (including exterior finish and minimum landscaping) must be completed no later than twelve (12) months after the start date of construction.

- (a) Failure to commence construction of any single-family residence within sixty (60) days after Developer approval will require that the plan be re-approved by the Developer.
- (b) Consistent progress must be made throughout the construction project. The Developer shall specify to the property owner what constitutes a violation under this section and shall issue a Notice of Violation or Non-Compliance, which may result in penalties and/or increased construction deposit requirements.
- (c) Failure to complete construction by the twelve (12) month deadline can result in penalties up to \$25/day, 6 days a week
- (d) All landscaping must be completed within twelve months of completion of the house (subject to seasonal limitations).

7.0 Approval Process

All applications must include the following information:

- (a) completed application form
- (b) one set of working drawings at 1/4" to 1' scale
- (c) lot inspection report
- (d) detailed color chart (samples as may be required)

These submissions must be made ten days in advance of the desired construction start date. It is not the purpose of this process to check for compliance with applicable governing statutes and requirements. Incomplete submissions may be returned without review. The application and plans will be reviewed for adherence to the guidelines. Modifications may be requested. The original plan and forms will be retained on file. A copy of the approved house exterior and approved application form will be returned to the builder. Any changes to approved plans must be approved in writing prior to implementation. All approvals for design and color must be received prior to the commencement of construction.

8.0 Final Inspection, Security Deposit Return

8.1 Security Deposit

A security deposit or Letter of Credit in the amount of \$3,500 is due prior to house plan and grade approval to cover:

- (a) Contravention of architectural objectives.
- (b) Possible damage to:
 - a. Curb stop – water valve
 - b. Sidewalks, curbs and gutters
 - c. Driveway aprons and asphalt
 - d. Boulevard landscaping and trees
 - e. Rear gutters and walkways
 - f. Light standards
 - g. Fire hydrants
 - h. Cathodic protection points
 - i. Grading and drainage swales
 - j. Fencing

8.2 Deposit Return

To initiate the Final Inspection, the following must be done:

- (a) Construction completed, exterior completed in accordance with these guidelines and as per the house plan approval. Accessories installed. Landscaping completed.
- (c) Water valve exposed and marked
- (d) Sidewalks, street lanes, gutters and curbs in clean condition
- (e) Address plaque installed
- (f) Written request to **Rohit Land Development**, to perform the final inspection. A copy of the final inspection report will then be forwarded to Rohit Communities Drayton Valley Ltd. for appropriate action.

9.0 Signage

All informational, directional and showhome signage must be in accordance with signage standards established by Rohit Group of Companies. All three types of signage shall be consistent in design, colour and quality.

The Builders shall be allowed to display one (1) For Sale sign per lot provided said sign is erected on a suitable stand and not affixed to the house in any manner either during construction or upon completion of same.

All For Sale signs must display the Builder's name, corporate logo (if applicable) and telephone number as a minimum standard. The For Sale signs must be produced in the Builder's corporate colours and must be manufactured by a professional sign company to ensure consistent quality.

Each For Sale sign must not be larger than 32" x 48" prior to being affixed to the stand. Subtrade and supplier signage will not be permitted to be displayed on the lot or the house in any manner whatsoever. There will be no exception granted in this regard.

All signage (with the exception of realtor/sale signage) shall receive approval from the Town of Drayton Valley prior to construction, and shall be required to meet the regulations as set out in the Town of Drayton Valley Land Use Bylaw.

10.0 Exterior Lighting

The purpose of exterior lighting is to make safe movement possible and to enhance aesthetic qualities of the structure and its surroundings. Though there are many needs for exterior lighting in our community, obtrusive aspects of lighting can extend well beyond the boundaries of the area in which the lighting is installed and intended for use. These obtrusive aspects can be effectively controlled or eliminated with carefully considered attention to design, installation and use. General requirements are as follows:

- (a) All proposed exterior lighting shall conform to this section. Exterior lighting on new construction must be indicated on submittals for approval.
- (b) Exterior accent or safety lighting for residences and commercial development shall be directed downward.
- (c) Excessive mounting heights will be discouraged and may be prohibited at the discretion of the Developer.
- (d) Exterior area lighting for residences and commercial development shall not be directed toward neighboring structures.
- (e) Any exterior flood light or spot light type fixtures shall be shielded so that the bulb itself is not directly visible from anywhere other than the owners' property.
- (f) Lights activated by motion detectors shall be adjusted where possible to minimize inadvertent or constant activation by normal adjacent activities.

11.0 Other

For pond backing lots Lot 2 thru 12, recreational vehicles and commercial vehicles in excess of 3/4 ton capacity shall not be stored in the front yard or driveway between the building line and the curb, and if otherwise stored on the property, shall be screened to minimize the visibility of such vehicles from abutting street, public space and adjacent homes.

12.0 Subdivision Appearance

12.1 Excavation Material

All Builders must ensure that all excavation is kept within the confines of their lot. Any spillage on a road, land, sidewalk or neighboring lot must be removed immediately or the Developer will arrange for its removal and invoice for expenses.

12.2 Clean-Up

Builders should encourage timely removal by all sub-trades of litter on building sites. Failure to comply will result in a clean-up bill being charged to the lot. Supply of bins by the Builder is recommended. Any general clean-up of the subdivision implemented by the Developer can be and will be charged pro-rata to all Builders.

12.3 Construction Activity

Each Builder is responsible for inspecting the condition of curbs, sidewalks, street lights, services, etc. on his lot and must submit written notice of any damages to the Developer prior to commencing construction, otherwise costs for repairing any damages becomes the sole responsibility of the Purchaser.

13.0 Site Maps & Layout



14.0 Color Selection & Combinations

MAIN	TRIM 1	TRIM 2
Siding / Stucco	Soffits / Trims / Casings	Garage / Door / Shutters / Vertical Shingles

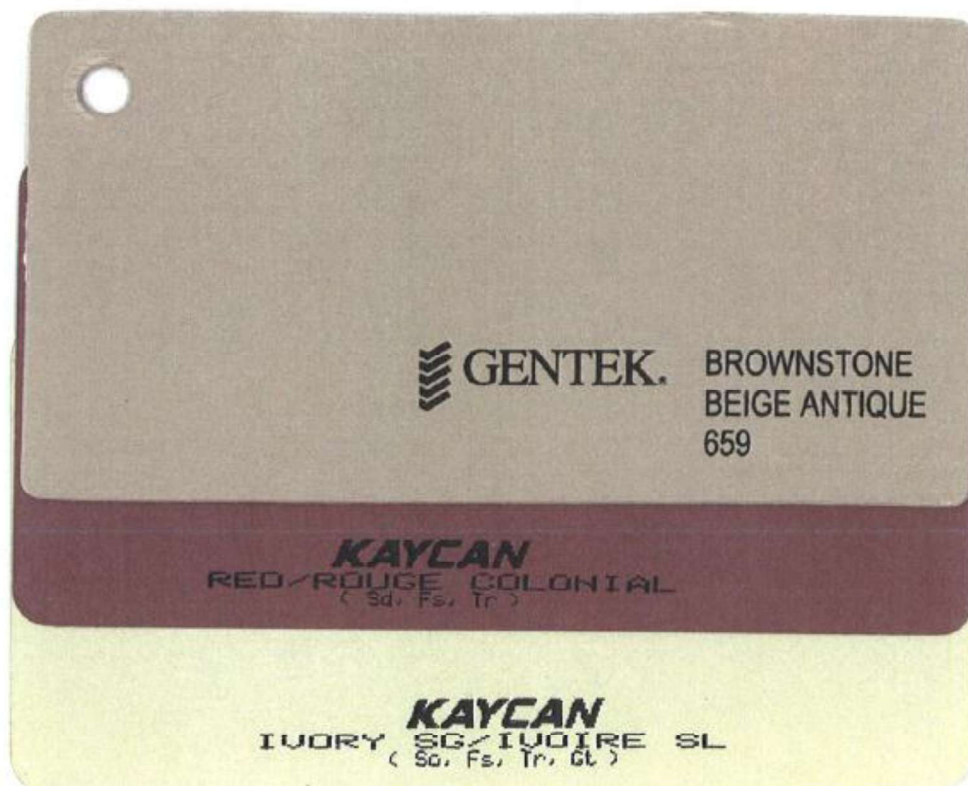
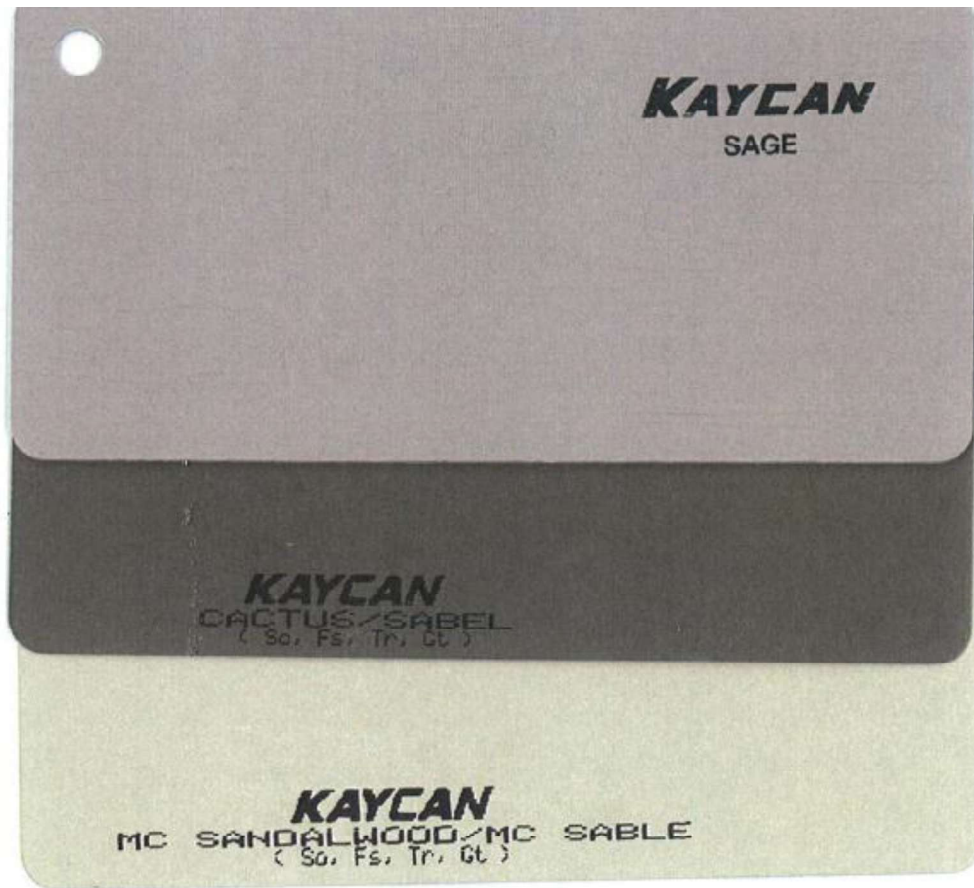


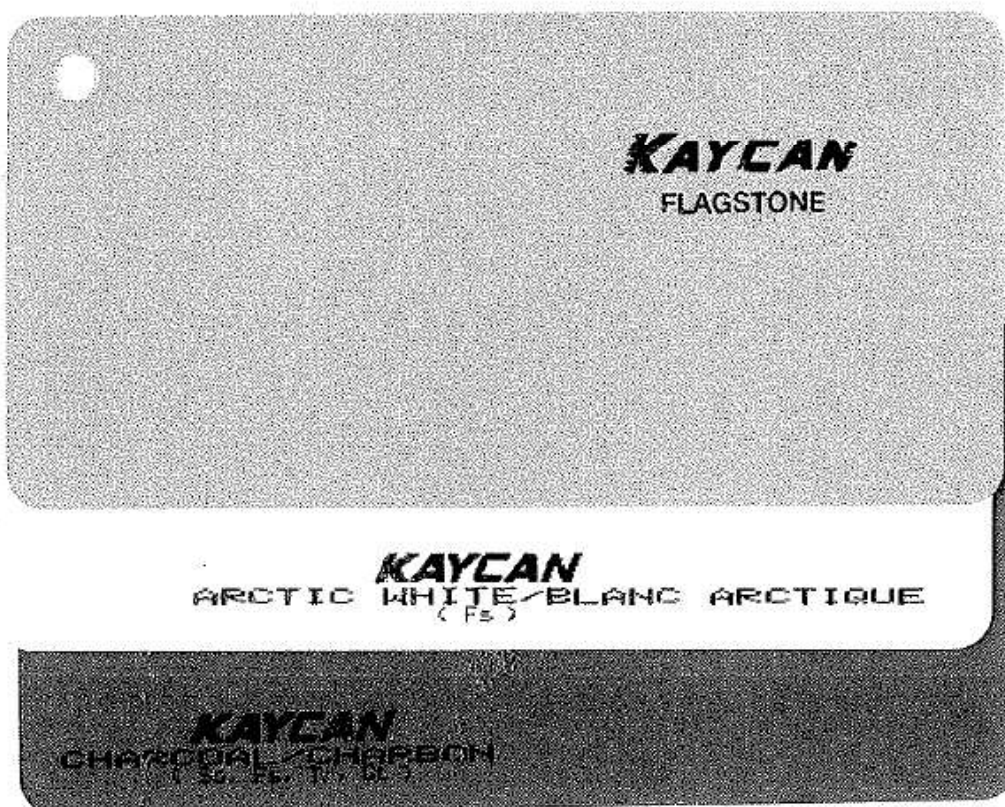
MAIN	TRIM 1	TRIM 2
Siding / Stucco	Soffits / Trims / Casings	Garage / Door / Shutters / Vertical Shingles



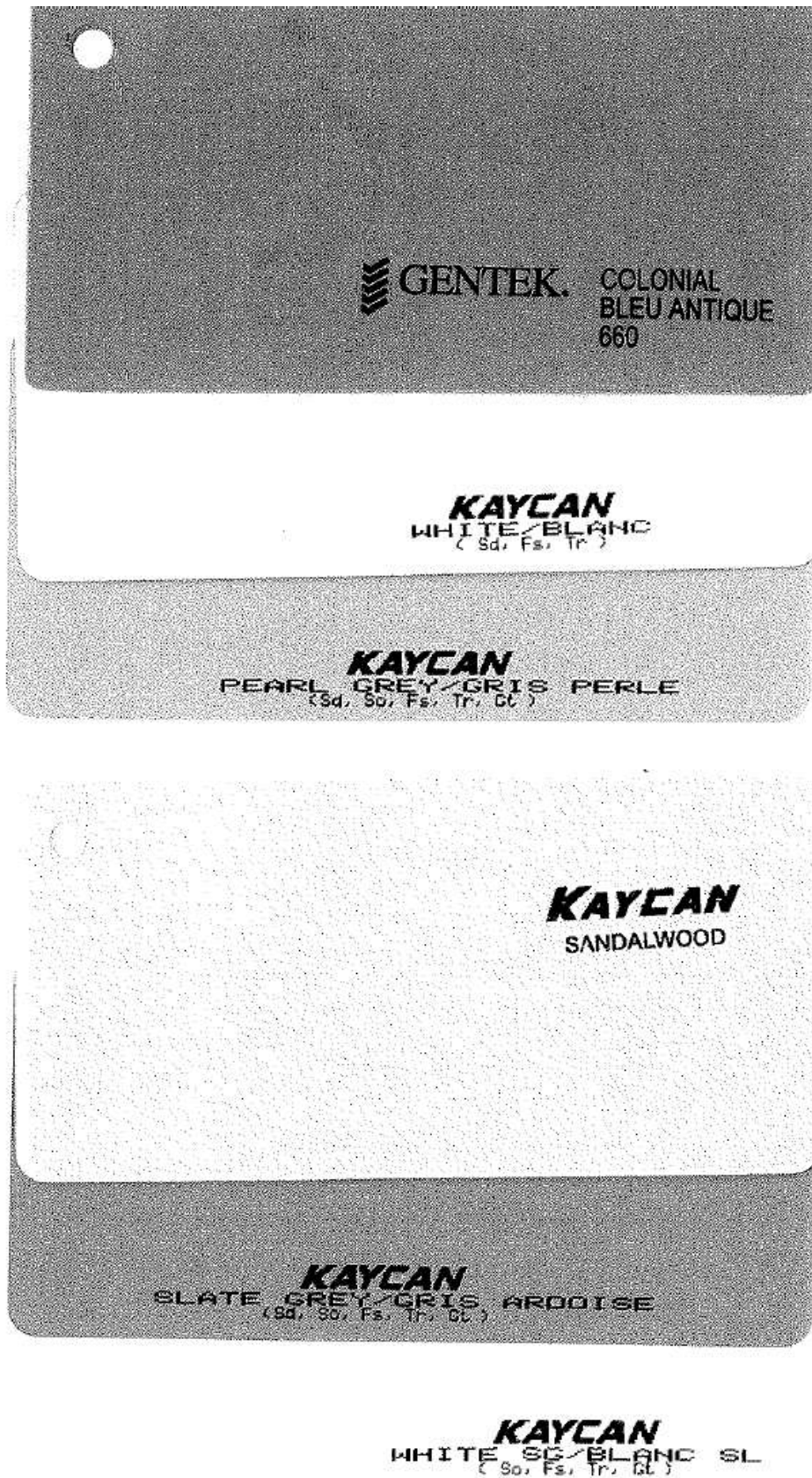
MAIN	TRIM 1	TRIM 2
Siding / Stucco	Soffits / Trims / Casings	Garage / Door / Shutters / Vertical Shingles











Appendix I: Duplex Samples Font Elevation

NOTE: Samples only, siding/trim/shingles colors must reflect on Architectural Control.

20 / 20



Front Stone: 133 Sq ft



Front Stone: 81 Sq ft

22 / 22



Front Stone: 45 Sq ft



Front Stone: 45 Sq ft

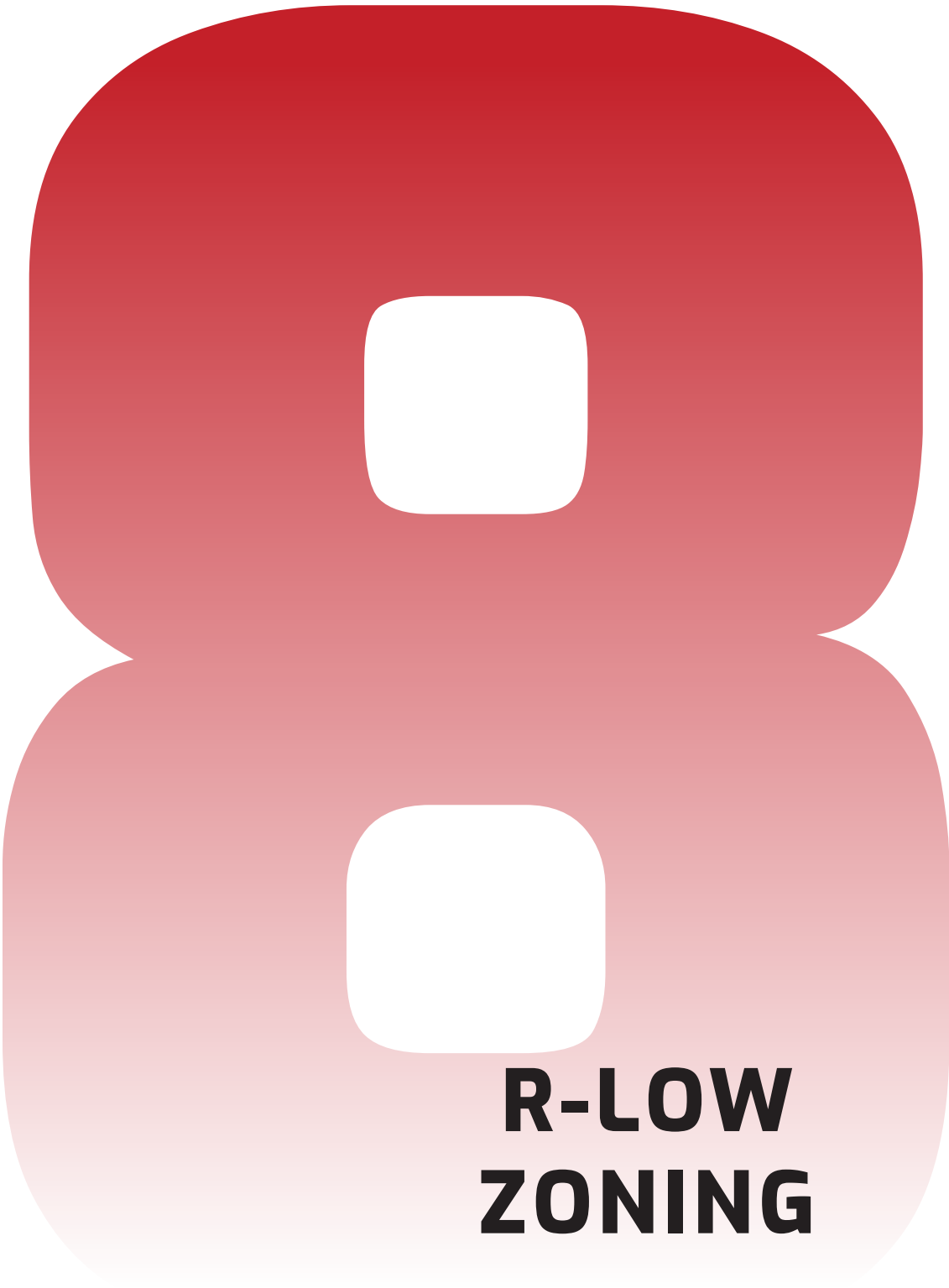
24 / 24



Front Stone: 85 Sq ft



Front Stone: 126 Sq ft



**R-LOW
ZONING**

5.2 Residential, Low-Density (R-LOW)

- 5.2.1. The purpose of the Residential, Low-Density District is “to provide for low-density residential development and allow for variation in housing types while still preserving the overall low-density feel of the area.”
- 5.2.2. The Fundamental Use Criteria for allowing **Dwelling, Manufactured Homes, Single-Wide** and **Dwelling, Manufactured Homes, Double-Wide** in the Residential, Low-Density District is that new Development Permit applications for **Manufactured Homes**, whether **Single-Wide** or **Double-Wide**, shall only be approved if they replace an existing **Manufactured Home, Single-Wide** or **Double-Wide** on that same lot.
- 5.2.3. The following uses shall be Permitted or Discretionary, issued with or without conditions, provided the application complies with the regulations in this District and this Bylaw:

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure and Use	Bed and Breakfast
Care Facility, Minor	Group Care Facility
Community Garden	Home-Based Business, Level 2
Day Home	
Dwelling, Accessory	
Dwelling, Duplex/Semi-Detached	
Dwelling, Manufactured Home, Double-Wide	
Dwelling, Manufactured Home, Single-Wide	
Dwelling, Modular Home	
Dwelling, Single Detached	
Dwelling, Triplex	
Home-Based Business, Level 1	
Recreation, Indoor Facility	
Recreation, Outdoor	
Recreation, Outdoor Facility	
Recreation, Park	
Residential Care Facility	
Show Home	
Utilities, Minor	

5.2.4. Development in the Residential, Low-Density District (R-LOW) District must comply with the following regulations:

REGULATION	PROVISION				
SITE DEVELOPMENT	Dwelling, Single Detached, Modular, Manufactured Home	Dwelling, Duplex/ Semi (Attached principal dwellings)	Narrow lot, zero lot line	Bareland Condominium, Planned Unit Development under a single title	All other uses
Maximum Density	Two (2) dwelling units per lot	Four (4) dwelling units per lot	Two (2) dwelling units per lot	Twenty-five (25) dwelling units per hectare	At the discretion of the Development Authority
Minimum Lot Width	10.0 m (with front attached garage, serviced by a roadway)	16.0 m (with front attached garage, serviced by a roadway)	10.0 m (with front attached garage, serviced by a roadway)	10.0 m	9.0 m
	9.0 m (primarily serviced by a lane)	15.0 m (primarily serviced by a lane)	9.0 m (primarily serviced by a lane)		
	11.0 m for corner lots	16.7 m for corner lots	11.0 m for corner lots	16.7 m for corner lots	11.0 m
	On irregularly shaped lots the minimum lot width is measured 3.0 m back from the front lot line.				
Minimum Lot Depth	35.0 m for lots serviced by a roadway				
Minimum Lot Area	300.0 m ² with a lane	480.0 m ² with a lane	300.0 m ² with a lane	325.0 m ²	300.0 m ² (internal lot)
	350.0 m ² without a lane	550.0 m ² without a lane	350.0 m ² without a lane		
	570.0 m ² for corner lots	570.0 m ² for corner lots	570.0 m ² for corner lots		360.0 m ² (corner lot)

REGULATION	PROVISION				
Maximum Lot Coverage	60%	65%	65%	65%	60%
PRINCIPAL BUILDING					
Maximum Building Height	12.0 m				
Minimum Front Yard Setback	5.5 m for lots serviced by a public roadway or internal roadway				
Minimum Side Yard Setback	1.5 m				
	3.0 m flanking side yard abutting a public or internal roadway				
	3.0 m on one side if there is no rear access and no front garage				
	3.0 m for one side of a zero-lot line				
Minimum Rear Yard Setback	5.5 m with lane				
	7.5 m without lane				
ACCESSORY BUILDING					
Minimum Front Yard Setback	No Accessory Buildings are allowed to be placed in the principal building front yard				
Minimum Side Yard Setback	1.0 m				
Minimum Rear Yard Setback	1.0 m				

- 5.2.5. Where oversized lots are being re-subdivided, the required widths may be relaxed to accommodate existing buildings in the Residential, Low-Density District.
- 5.2.6. In addition to the regulations listed in the Residential, Low-Density District, Permitted and Discretionary Uses are subject to the applicable regulations, provisions, and requirements contained within the other sections of this Bylaw.



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