

BUILDERS FREQUENTLY ASKED QUESTIONS

1. Utilities – who to contact to arrange for utilities to the lot?

The telephone and electrical connections are located in a buried box at each lot and Alberta One Call can find a rough location for the box. Your electrician will then splice the wires and run them to your property. Fortis Alberta will connect the tie points in the main utility box. Atco Gas is the contact for your gas services.

2. Who is the contact for Water & Sewer?

Properties of Northern Bear (PNB) is our water supplier. The pumphouse is located along RR 222 just north of our subdivision on Hole 15. PNB gets the water from Strathcona County via a waterline. They are regulated by the Alberta Utilities Commission. Strathcona County drinking water comes from the North Saskatchewan River, which originates at the Saskatchewan Glacier in the Rocky Mountains, 500km southwest of Edmonton. Strathcona County receives its water from EPCOR Water. EPCOR Water operates two water treatment plants in Edmonton, producing a total capacity of 530 million litres of water per day.

All units require a two-stage septic system. Solid waste is collected in the first tank and should be removed as needed by a septic tank cleaning company. These costs are the responsibility of the owner. Grey water is run off to the second stage and pumped to the sewer, where it flows to the Strathcona County lagoon, north of the golf course.

Contact Howard Davies at the following:

Properties of Northern Bear Inc.
P.O. Box 3607
Sherwood Park, AB. T8H 2T4

Phone: 587-597-7335

Email: propertiesofnorthernbearinc@gmail.com

3. What is the Gate code for construction contractors and trades?

Gate codes can be entered to gain entrance at the gate. Contact Prince Property Inc. with your 4 digit gate code for programming. Cindy will notify the person who does this and once your construction is complete, notify Prince Property with a new gate code.

4. Who is responsible for clean-up and management of sub-trades in and out of the community?

Each applicant must inspect the condition of the local improvements including, but not limited to, curbs, gutters, sidewalks etc., in, on or around the lot prior to commencement of construction in order to determine if any of the local improvements are damaged. Written notice of any damages must be submitted to the Architectural Committee prior to the commencement of construction, otherwise the cost of repairing these damages shall become the sole responsibility of the applicant.

The applicant and his contractor are required to keep the site clean and orderly during construction. Garbage must be carried away periodically and the road to/from the construction site must also be periodically cleaned. The applicant and/or contractor found negligent, will be charged for the cleanup by the Architectural Committee.

No trees, shrubs, lawns, fencing, buildings or other site improvements should be allowed to fall into a state detrimental to the subdivision or golf course.

Landscaping must be completed no later than one year after date of possession per Strathcona County bylaws.

The owner will not be required to begin construction within any specified time period however, once the owner has commenced construction, site and exterior construction must be completed within 12 months. An extension may be granted due to delays such as weather or in obtaining building permits.

5. What is the Speed Limit?

The speed limit in the subdivision is 30km. Please ensure your contractors/sub-contractors are informed of the speed limit and they must adhere to them.

6. Does the builder need to be approved by West Bear Haven's Condo Board?

The home owner can choose a builder of their choice. Prior to construction, all projects in West Bear Haven must have the approval of the Architectural Committee. All builders/owners must follow the submission requirements as outlined in the Architectural Guidelines. The builder/owner is solely responsible for ensuring that the requirements of all laws, regulations and statutes in force at the time of the application are met.

7. What must be done prior to construction?

The approval process is in two stages. The builder/owner is required to complete a Schedule A - Preliminary Application for House Approval Plan prior to the full application. The purpose of the preliminary submission is to ensure that, in principle, the proposal conforms to the requirements of the Architectural Guidelines and to avoid subsequent revision costs and delays to the builder/owner.

The applicant shall submit the Schedule B - Application for House Plan Approval Form with information that incorporates the required revisions from the initial submission, along with a refundable security deposit of \$5,000.00. The deposit of \$5,000.00 is made payable to the West Bear Haven Condominium Association and will be held in trust until the completion of the site work, exterior construction and landscaping.

Sewer and water connection points need to be clearly marked on all unoccupied lots.

There is no rough or final grade inspection required for all properties from Strathcona County, however, a minimum of a 2% grade away from the foundation is required as well as swails on each side of the neighbouring lots to prevent water from owner's lot entering the neighbouring lot.

For the building footprint size, the Architectural Guidelines state the following.

1.1 DWELLING SIZE

1.1.1 AREA

Minimum house sizes required for all lots are as follows:

Bungalows:		1600 sq. ft
Side Splits:	Total area	2200 sq. ft.
	Footprint	1200 sq. ft.
Two-storey:	Total area	2400 sq. ft.
	Foot print	1200 sq. ft.

All areas are measured to the outside exterior wall of the building. The Architectural Committee and/or the County of Strathcona at its sole discretion may allow a deviation of up to 5% below each of the above areas.

1.1.2 BUILDING HEIGHT

The maximum building height is 10m (32.8') and 2 ½ storeys as set in the Land Use Bylaw of the County of Strathcona.

8. What are the names of some fire sprinkler companies?

There are several companies that provide this service. Below are a couple of names.

Fire Tech Fire Protection Inc.

On Site Fire Protection Services Ltd.

Google Fire Sprinkler System companies near me and you will get a long list of companies.