



BUILDERS INFORMATION PACKAGE

DIDSBURY - ALBERTA

FIELDSTONE

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www.fieldstoneindidsbury.com

Synopsis of Project for Home-Builders



Didsbury Developments Ltd. (“Didsbury Developments”) and its principal partner The SNR Group (www.thesnrgroup.com), a company with over 60 years of real estate development experience across the U.S. and Canada, is proud to present its first project in Western Canada. A 100-acre residential subdivision, *Fieldstone* is located in Didsbury, Alberta, which is just off Highway 2 and in close proximity to Calgary and Red Deer. *Fieldstone* has been fully approved and Didsbury Developments is ready to commence construction of services. Upon completion, *Fieldstone* will be home to between 550 and 650 residential units linked by landscaped streets, pedestrian paths and bicycle paths that will gravitate around a central community park.

1. Ambience

Nestled in the heart of quaint farming country, *Fieldstone* is the perfect location for those seeking a great quality of life and an opportunity to fully leverage the most important investment of their lives – their family home.

Fieldstone possesses the golden balance that so many prospective homeowners dream of. Residents can wake up in the morning to the sound of chirping birds, rustling trees and running brooks, while being only minutes from all the educational and recreational facilities available in a typical urban community.

In *Fieldstone*, children can walk to school and enjoy spacious parks and green areas, while parents can play a round of golf, a game of tennis or a match of lawn bowling.

2. Green Areas

The centrepiece of *Fieldstone* is its community park which stretches over 27,000 sq.m and will include play areas for children, relaxation zones and multi-purpose green spaces. In addition, significant additional open space and green area will integrate the existing creek as well as a bicycle path and pedestrian walkway to bolster Fieldstone's sense of place and strong community spirit.

3. Boundaries

Fieldstone is bounded:

- to the west by Mountain View Estates and Mountain View County;
- to the east by 23rd Street;
- to the north by Westpoint Development;
- to the south by 7th Avenue and Mountain View County.

4. Neighborhood Structure Plan

The following key design elements within Fieldstone endeavour to achieve the overall vision:

- Provision of different types of single-dwelling units to meet the needs of a range of market segments (beginning with a combination of various models of starter homes and move-up homes in the first phase).
- Creation of a central park, including paths, recreational and relaxation areas, and a creek.
- Structuring of the project around two major axes that lead one's gaze towards the Community Park.
- Identification of the project with distinct entrances on 23rd Street and on 7th Avenue with green space zones along these two axes.
- Open spaces integrating an existing creek and a bicycle path, creating a strong visual impact from the Main Street to the Community Park.
- Sidewalks and landscaping along the widened Main Street are proposed to create a more pedestrian-friendly streetscape.
- Special emphasis on creating visually pleasing streetscapes through architectural detailing and landscaping.
- Bicycle paths easily accessible from any secondary street.
- Sidewalks along most of the streets, and numerous pedestrian paths leading to neighbouring districts allowing for a greater free flow for pedestrians as well as a strong sense of security.
- Traffic calming strategies applied to the ensemble of the project.

This development will be undertaken in keeping with the architectural ambience of other existing developments located nearby, and equally planned with future developments in mind, that will eventually be established along the south-east and north-east limits of the project.

5. Phasing

Based on servicing and transportation infrastructure to be put in place, the initial Phase 1 will be located in the south – east portion of the plan. The development is expected to proceed from east to west with logical extension of services. The plan area is divided into several phases, with a projected build out of 5-10 years.

6. Proposed Building Types

A range of units have been proposed for the first phase, including starter and move-up homes. Lots for both single-family and duplex units have been provided for. Please see the “lot list” for further details regarding lot sizing and other relevant details.

7. Location

Location of Didsbury



Map of Didsbury



FIELDSTONE

Architectural Controls

The following represents a preliminary outline of requirements applicable to any individual or entity that purchases a lot in the Development (each, a "Builder"). **Once a team of Builders is in place, the Developer will work with the team to create a more detailed set of guidelines.**

I) DESIGN GUIDELINES & REVIEW PROCEDURES:

Prior to applying for development permits and building permits and commencement of construction, Builders shall (i) submit all plans (including, but not limited to, house plans, landscape plans, site plans, grade slips complying with engineer's plans and plans for exterior colours of units; any such plan, a "Plan") to Developer and (ii) receive Developer's written approval for any Plan. Any modifications, deletions or additions to Plans must be clearly marked and submitted to Developer. All Plans must be approved in their final form by Developer prior to issuance of development permits and commencement of construction.

II) REQUIREMENTS

a) Legal Standards

All Plans, lots and houses shall conform to standards set forth by the Town of Didsbury, Province of Alberta and any other applicable governing body.

b) Landscaping

All yards with road frontage shall be landscaped with grass and/or landscaper rock and/or bark mulch, with at least one tree (minimum height of 5 feet) and three small shrubs, within the first growing season of occupancy.

c) Exterior Finish

Builders may use stucco, pre-finished siding and vinyl siding. Builders may use (i) window treatment for front windows consisting of stucco build out or 2½" trim and (ii) brick and/or stone accents on the front façade of each home. Builders shall be encouraged to use 5/12 roof slope minimum, shingles or similar accents in front gable and covered front entries in the event a lot does not have a front-facing garage.

All exterior colours to be used by Builders shall (i) be complementary to the architectural integrity and the look and feel of the Development, (ii) be different from colours used in neighbouring lots on both sides and (iii) be approved by Developer in writing prior to commencement of construction.

d) Driveways & Sidewalks

Driveways and sidewalks exposed to the street (front and side yards on corner lots) shall be brushed, coloured, exposed aggregate, stamped or paving stones.

e) Garages

All detached garages shall be built using the same colour scheme and materials as the house built on that lot.

f) Grades

All grades shall conform to the engineer's grading plan and natural slope of the land unless otherwise approved by Developer in writing. Any retaining walls necessary shall be built and paid for by Builders. Retaining wall type and material shall (i) be approved in advance in writing by Developer and (ii) meet Town of Didsbury requirements for retaining walls.

g) Shelters & Vehicles

No temporary shelters shall be installed on lots. Unless otherwise suitably screened to the satisfaction of Developer, no unlicensed or uninsured vehicles shall be permitted in the Development unless parked in a garage.

h) Front of Homes

Each homeowner shall maintain landscape material and lawns in the front of their homes in an aesthetically pleasing condition. No clutter of any materials or any other clutter in front of homes shall be permitted. Homeowners shall be liable to Developer for costs necessary for Developer to clean up area in front of homes as a result of a violation of this subsection.

i) Fences

All fencing (i) must be in a colour, material and style that is harmonious and consistent with other fences installed on the Development and (ii) must be pre-approved by Developer in writing.

1 - PREFINISHED SIDING, PANNELS AND SHINGLE

JAMES HARDIE - FIBER CEMENT PREFINISHED SIDING (WOOD GRAIN APPEARANCE OR SHINGLE)		
JH 20-10 (SAIL CLOTH)	PANTONE WARM GRAY 1C	
JH 20-20 (AUTUMN TAN)	PANTONE 4525-C	
JH 20-30 (KHAKEI BROWN)	PANTONE 451-C	
JH 30-10 (NAVAJO BEIGE)	PANTONE WARM GRAY 2C	
JH 30-20 (SAND STONE BEIGE)	PANTONE 4535-C	
JH 30-30 (WOODSTOCK BROWN)	PANTONE 7498-C	
JH 40-10 (COBBLE STONE)	PANTONE 5803-C	
JH 40-20 (MONTERY TAUPE)	PANTONE 5615-C	
JH 40-30 (TIMBER BARK)	PANTONE 404-C	
JH 50-20 (HEATHERED MOSS)	PANTONE 5773-C	
JH 60-10 (SOFT GREEN)	PANTONE 558-C	
JH 70-10 (LIGHT MIST)	PANTONE 5585-C	
JH 70-20 (BOOTHBAY BLUE)	PANTONE 7477-C	
JH 80-20 (TUSCAN GOLD)	PANTONE 5825-C	

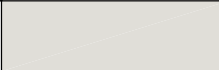
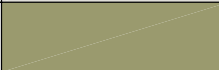
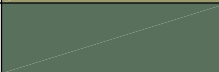
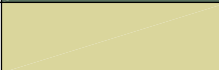
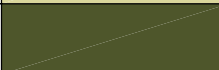
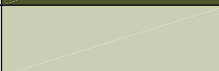
CANEXCEL - WOOD COMPOSITE PREFINISHED SIDING		
RIGE WOOD D5 (RIVER ROCK)	PANTONE 413-C	
RIGE WOOD D5 (KHAKEI)	PANTONE 402-C	
CED-R VUE 6 (MIST GRAY)	PANTONE 420-C	
CED-R VUE 9 (WALNUT)	PANTONE 404-C	
CED-R VUE 6 (SAND)	PANTONE 452-C	
CED-R VUE 6 (GRANITE)	PANTONE 431-C	

1 - PREFINISHED SIDING, PANNELS AND SHINGLE


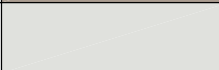
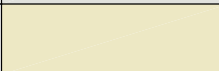


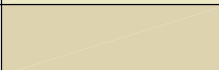
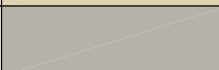
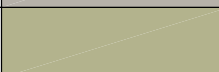
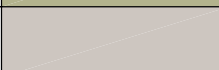
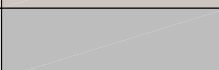
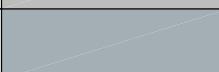
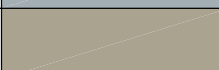
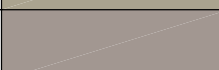
GOOD FELLOW - FIBER CEMENT PREFINISHED SIDING		
MS 965 (NAVAJO WHITE)	PANTONE WARM GRAY 1C	
MS 982 (SALT MARSH)	PANTONE 4545-C	
MS 984 (SAND)	PANTONE 453-C	
MS 973 (OYSTER SHELL)	PANTONE 452-C	
MS 920 (DUNE GRAY)	PANTONE 451 C	
MS 1009 (DESERT SAND)	PANTONE 465-C	
MS 897 (CAPE COD GREY)	PANTONE WARM GRAY 2C	
MS 935 (THATCH)	PANTONE 402-C	
MS 1037 (KHAKI BROWN)	PANTONE 451-C	
MS 876 (ACORN)	PANTONE 452-C	
MS 958 (LIGHT GREY)	PANTONE WARM GRAY 4C	

MAIBEC - GENUINE WORD SIDING		
CEL-0901936-1-A	PANTONE 413-C	
CEL-0901936-1-C	PANTONE WARM GRAY 6C	
CEL-0901936-1-E	PANTONE 4525-C	
CEL-0901936-1-H	PANTONE WARM GRAY 6C	
CEL-0901936-1-J	PANTONE 451-C	

2 - TRIMS BOARDS

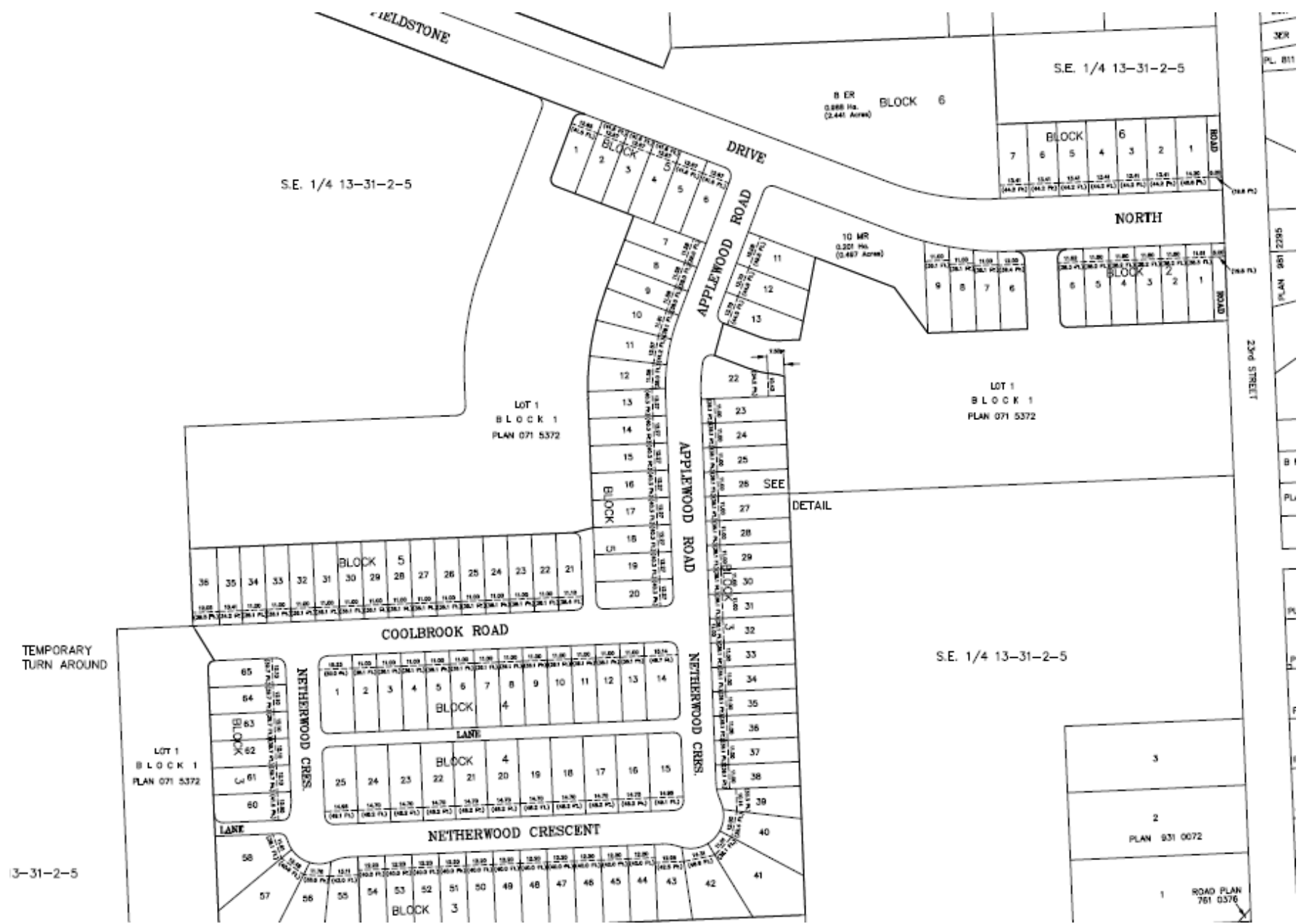
JAMES HARDIE		
JH 10-20 (ARCTIC WHITE)	WHITE	
JH 20-10 (SAIL CLOTH)	PANTONE WARM GRAY 1C	
JH 20-30 (KHAKI BROWN)	PANTONE 451-C	
JH 40-20 (MONTERY TAUPE)	PANTONE 5615-C	
JH 30-10 (NAVAJO BEIGE)	PANTONE 615-C	
JH 30-30 (WOODSTOCK BROWN)	PANTONE 7498-C	
JH 40-10 (COBBLE STONE)	PANTONE 5803-C	

3 - SOFFIT, EASCIA AND RAINWARE

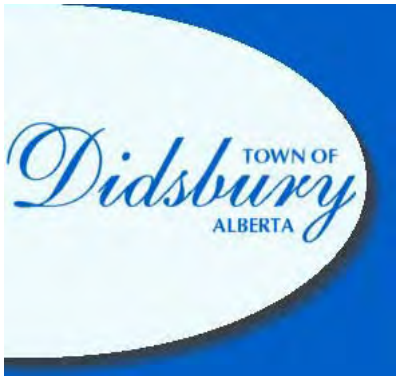
GENTEK		
571 (BROWNSTONE)	PANTONE 7530-C	
431 (BRIGHT WHITE)	PANTONE COOL GRAY 1C	
540 (SANDSTONE)	PANTONE 7499-C	
532 (ALMOND)	PANTONE 454-C	
502 (MAIZE)	PANTONE 7499-C	
533 (ANTIQUÉ IVORY)	PANTONE 468-C	
510 (CANYON CLAY)	PANTONE 401-C	
538 (WICKER)	PANTONE 452-C	
508 (SANDALWOOD)	PANTONE 406-C	
536 (DOVER GRAY)	PANTONE COOL GRAY 4C	
537 (MIST BLUE)	PANTONE 7543-C	
559 (PEBBLE)	PANTONE 7536-C	
570 (STORM)	PANTONE 408-C	

3 - SOFFIT, EASCIA AND RAINWARE

GENTEK		
430 (RAINWARE WHITE)	WHITE	
429 (ICE WHITE)	WHITE	
086 (WHITE S/G)	WHITE	
080 (WHITE L/G)	WHITE	
519 (EVERGLADE)	PANTONE COOL GRAY 3C	
558 (ARCADIAN)	PANTONE 444-C	
561 (FLANNEL)	PANTONE COOL GRAY 9C	
523 (SLATE)	PANTONE 424-C	
560 (COLONIAL)	PANTONE 431-C	
514 (CASHMERE)	PANTONE WARM GRAY 1C	
492 (CREAM L/G)	PANTONE 7501-C	
507 (TAN)	PANTONE 7503-C	
562 (COMMERCIAL BROWN)	PANTONE BLACK 7C	
547 (SABLE)	PANTONE 404-C	
517 (SAGE)	PANTONE 422-C	
539 (VENETIAN RED)	PANTONE 4705-C	
500 (CLASSIC BROWN)	PANTONE 7530-C	
572 (WOOD ACADIA)	PANTONE 7536-C	
577 (WOOD SIERRA)	PANTONE 7504-C	
583 (WOOD SCOTIA BLUE)	PANTONE 7544-C	
576 (WOOD MIST GREY)	PANTONE COOL GRAY 3C	
587 (WOOD SAND)	PANTONE 453-C	
589 (WOOD ALMOND)	PANTONE WARM GRAY 1C	



FIELDSTONE SUBDIVISION PLAN - FULL VIEW



THE TOWN OF DIDSBURY

The serene Town of Didsbury is located in the heart of Central Alberta, just a stone's throw away from the beautiful Rocky Mountains. As a major agricultural service centre, the town offers a unique mix of senior citizens' development, a strong business centre and first class recreational and educational facilities for young families.

Didsbury possesses both small-town charm and first class modern "urban" facilities. Due to Didsbury's prime location along Alberta's Golden Corridor (just off Hwy 2 between Calgary and Edmonton) and its close proximity to Calgary and Red Deer, more people are discovering the community of over 4,500 where they can safely raise their children with access to top notch facilities.

As the County seat and regional centre, Didsbury is home to over 130 retail and service businesses that offer goods and services to a market of approximately 25,000 people.

Didsbury's May 2008 Municipal Census revealed nearly 8% population growth over a 2-year period, jumping from 4,275 (2006 Federal Census) to 4,599. This amazing growth trend is only the beginning!

DIDSBURY HOSPITAL

Many news stories have been written regarding the long wait times at Calgary Hospitals. At the Didsbury Hospital, you can receive care in a matter of minutes and you will probably even know the doctor! This is one of Didsbury's greatest attributes.

The Didsbury Hospital, built in 1982, serves the southern portion of Mountain View County, consisting of approximately 25,000 people in Didsbury, Carstairs, Cremona and Water Valley as well as the rural areas surrounding these centres.



The 135-bed hospital employs 225 health care professionals, has 15 acute care beds and 82 continuing care beds and has a STARS Heli-Pad. Extended health care is provided through the Mountain View Health Unit under the coordinated home care program. The Health Unit also provides pre-natal and post-natal care as well as speech pathology.

Basic Care/Ambulatory Care Services include:

- 24-hour medical, surgical, emergency, obstetrical, pediatric, and palliative care within 20 fully accredited inpatient beds
- Elective surgery four days/week with provision for 24-hour emergency service.
- Laboratory and X-ray services with provision for 24-hour emergency service.
- Outpatient rehabilitation service.

DIDSBURY FACILITIES

- The Didsbury Aquatic Centre includes a 25-metre five-lane indoor swimming pool, 150-foot waterslide, beach area, hot tub, steam room and meeting room.
- 3 schools – Ross Ford elementary (K-4), Westglen junior high (5-8) and Didsbury high school (9-12).
- Didsbury's Memorial Complex houses two skating rinks (one regulation and one leisure).
- The curling rink offers a 4-sheet curling rink ice surface, complete with lounge and kitchen facilities.
- Scenic 9-Hole Golf Course
- Campgrounds

Industry, Stats Canada						
	2001			2006		
	Male	Female	Total	Male	Female	Total
Total experienced labour force 15 yrs+	1,060	850	1,910	1,265	1,070	2,335
Agriculture & resource-based	125	40	165	195	15	210
Construction & Manufacturing	315	65	380	385	75	460
Wholesale & Retail trade	185	135	320	145	175	320
Finance & Real estate	20	45	65	20	45	65
Health care, Social services, Education	90	225	315	85	340	425
Business services	160	100	260	260	135	395
Other services	170	235	400	180	285	470

OTHER AMENITIES IN THE AREA INCLUDE:

ROSEBUD INDUSTRIAL PARK, DIDSBURY

This newly developed Industrial Park, with its very affordable lots (starting at \$100,000/acre compared to Calgary's \$600,000/acre), is poised for major growth from a number of businesses.

OLDS COLLEGE

This innovative, fast-growing college with an international reputation is only a 10 minute drive from Didsbury, down Highway 2A.

Bell e-Learning Centre: This brand new facility is the hub for E-Learning and the connected community, providing improved rural access to broadband technologies, such as video conferencing, through the SuperNet. Strategically located in the centre of the campus, and adjacent to the existing Learning Resource Centre, the Bell e-Learning Centre provides access to shared learning resources for students, staff and the surrounding communities.

Since opening their doors in 1913, Olds College has provided the education and training that has served as a springboard for successful careers for generations of students. Students arrive at Olds College from across Canada to take advantage of specialized programs. Olds College is one of Canada's leaders in providing top notch learning opportunities for all students.

OLDS HIGH SCHOOL AND COMMUNITY LEARNING CAMPUS

Scheduled for completion in Fall 2009, this brand new high school will provide top-notch facilities for students in grades 9 to 12. Located on the Olds College grounds, students will engage in learning in flexible teaching and learning spaces that provide classroom, team, and individual configurations allowing for self-directed study, project-based and collaborative learning.

CORNERSTONE MALL, OLDS

A new state-of-the-art \$50 million mall, which includes Wal-Mart, Canadian Tire, Sobey's, Tim Horton's, Leos Building Supplies, Lube X, Lammler's Western Wear, Mark's Work Warehouse, Ramada Inn and Shell Service Station, perfectly integrates a mix of fashion, food and service retailers.

NETOOK BUSINESS PARK, OLDS

Strategically located at the Queen Elizabeth II / Highway 27 Interchange, this property is currently under construction and will be a major contributor to the area. Over half of the lots have already sold. This brand new business park is easily accessible from all directions and only 45 minutes from Calgary International Airport. Total Business Park Size: 122 acres. Minimum parcel size: 2 acres.

OLDS GRIZZLYS HOCKEY TEAM

A proud member of the Alberta Junior Hockey League, this Provincial Championship team has many loyal fans throughout the area.

CROSSIRON MILLS MALL, BALZAC

Located just 30 minutes south of Didsbury, outside the northern city limits of Calgary. Upon completion in August 2009, the mall will be one of Western Canada's largest shopping centres, containing approximately 1,178,002 sq ft of retail and entertainment space. It is the first phase of a major 674-acre development that will ultimately include an equine racetrack facility and casino as well as hotel, restaurant and additional retail uses. Didsbury will directly benefit from the Crossiron Mills Mall and development, which will (i) energize the overall economy and real estate market of the surrounding area and (ii) stretch Calgary to new frontiers.

**TOWN OF DIDSBURY
DEVELOPMENT ACTIVITY
2005 TO EARLY 2009**

Year	Commercial	Industrial	Institutional	Other	Cancelled	Total	Housing Starts	Multi Family	Total Residential
							Dwelling Units		
2009		6	1	9		23	8		8
2008*	8	3	4	75	2	171	55	1*	79
2007	25	5	2	79	2	164	71	2*	
2006	11	7	1	50	1	152	82	0	
2005	6	12	0	46	0	107	42	1	

DIDSBURY DEVELOPMENTS LTD.

2018 - 17 AVE.

PO BOX 2628

DIDSBURY, AB. T0M 0W0

(403) 335-2206

Email: info@didsburydevelopments.com