



PHASE 1D | Architectural Guidelines and Site Standards

NOTE: St. Adolphe Land Company Ltd. (SALCO) reserves the right to amend the Architectural and Site Design Standards without notice; and at their sole discretion.

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2.0 | REVISIONS

This is a living document and may be amended to reflect evolving conditions. The guidelines and standards outlined in this document are applicable to Tourond Creek: Phase 1D. **All house designs and site plans will be reviewed against the most current version effective at the time of house plan submission.**

The contents of this document are subject to change. Where significant changes have been made, the Design Manager may re-issue this document to the Builders/ lot purchasers.

It is the responsibility of the builder/lot purchaser to ensure that the most current standards are used when submitting plans for approval. If you are unsure, please do not hesitate to ask.

TABLE 1: REVISIONS

VERSION	DATE	EDITS
1.0	2021-08-08	Initial Draft
1.1	2023-05-05	Section 12 – Tree Requirements
1.1.1	2023-09-28	Clarifications on sodding

3.0 | Contact Information

SALCO has appointed Lombard North Group Ltd. as the Design Manager who will be solely responsible for handling all development applications and inquiries related to Tourond Creek. Should you have any questions when reading this document, or when preparing your house and site plans for approval, please do not hesitate to contact the Tourond Creek Design Manager.

All correspondence may be sent either electronically, by mail, or in-person (subject to scheduling availability) to the **Design Manager**.

Online:

planreview@lombardnorth.com

By mail or in person (please call ahead to book an appointment):

Lombard North Group Ltd.
310-111 Lombard Ave.
Winnipeg, MB R3B 0T4
(204) 943-3896

The Design Manager will endeavor to respond to all inquiries within three (3) business days. This does not guarantee a full approval will be granted within this time. *Please understand that your inquiry is important and will be addressed as soon as possible.*



4.0 | Purpose of the Guidelines

4.1. ARCHITECTURAL GUIDELINES & SITE STANDARDS

This is a living document and may be amended to reflect evolving conditions. The guidelines and standards outlined in this document are applicable to Tourond Creek: Phase 1D. All house designs and site plans will be reviewed against the most current version effective at the time of house plan submission.

The contents of this document are subject to change. Where significant changes have been made, the Design Manager may re-issue this document to the Builders/ lot purchasers.

It is the responsibility of the builder/lot purchaser to ensure that the most current standards are used when submitting plans for approval. If you are unsure, please do not hesitate to ask.

4.2. PHASE 1D STREET LIST

The following streets are located within Phase 1 of Tourond Creek (See Reference Plan B: PHASE 1 Lot Type Plan)

Parkrose Place

The design of all houses to be located on the above listed streets will be mandated by the Phase 1D Single-Family Architectural Guidelines & Site Standards.

5.0 | General Terms & Definitions

Builder: group, company, or individual responsible for construction of dwelling - in many cases the Builder will also be the Purchaser

Compliance Deposit: initial monetary deposit made by Purchaser as an agreement to act in good-faith in full compliance with the Architectural Guidelines and Site Standards of Tourond Creek.

Design Manager: Developer-appointed Lombard North Group Ltd is responsible for reviewing and issuing architectural approvals, and managing the development of Tourond Creek

Designated Builder: A professional home builder in good-standing with proven experience and/or an existing relationship with the Developer.

Developer: St Adolphe Land Company Inc. (SALCO) – owner of the land that comprises Tourond Creek.

Municipal Engineer: Stantec Consulting is the registered engineer appointed by the Developer and approved by the RM of Ritchot to design and manage construction of infrastructure services in accordance with the Municipality's servicing specifications and requirements.

Purchaser: A company or individual that provides compliance deposit and enters into agreement with Developer to purchase one or more lots.

6.0 | Compliance Deposit

6.1. PURPOSE OF COMPLIANCE DEPOSIT

- 6.1.1. The purpose of the Compliance Deposit is to ensure house construction and lot landscape improvements are consistent with the Architectural Guidelines and Site Standards, and that all obligations under the Lot Sales Agreement have been fulfilled. The Purchaser is required to provide a Compliance Deposit as specified in the Lot Sale Agreement. All or a portion of the Compliance Deposit can without limitation and at the sole discretion of the Design Manager be used as a penalty for any non-compliance of the following:
- a. House plan as per approved architectural drawings;
 - b. Driveway, sodding, or landscape requirements under the Lot Sales Agreement;
 - c. Specific repairs to municipal infrastructure;
 - d. Clean-up within the planned area when specifically attributed to a Purchaser or Builder's negligence in containing waste materials.; and
 - e. Proportional payment for general development clean-up or municipal infrastructure repairs which cannot be attributed to a specific Builder or Purchaser.
- 6.1.2. Infrastructure repair responsibility attributed to Purchasers or Builders excludes workmanship and warranty repairs identified by the Municipal Engineer as attributed to the Developer's streets and underground contractors. This Compliance Deposit is refundable to the Purchaser as outlined below.

6.2. COMPLIANCE DEPOSIT REFUND PROCEDURE

- 6.2.1. The Design Manager will, from time to time, carry out on-site inspections of construction to confirm compliance with the design guidelines and approved grades. Upon completion of construction, the Purchaser or Builder will notify the Design Manager, at which time a final inspection will be carried out to confirm compliance. All seasonal work such as driveway paving, sodding, and landscaping must be completed prior to the request for an inspection.
- 6.2.2. Following the receipt of the final inspection form, a calculation of the refund will be made or a list of deficiencies to be completed will be provided to the Purchaser or Builder prior to the release of the Compliance Deposit refund.

7.0 | Instructions to Builders

NOTE: In order to provide maximum visual variety within the community, a single Builder can purchase no more than four (4) consecutive lots.



7.1. SCHEDULING

Driveways must be finished on or before the date of occupancy of the dwelling. This may be extended at the discretion of the Design Manager in the event that the date of occupancy is during the winter months.

Landscaping must be completed no later than one (1) year after completion of building construction, but may not be completed prior to the construction of any public sidewalk in front of the lot.

7.2. JOB SITE CLEANLINESS

- 7.2.1. All building sites are to be kept safe and well-ordered during construction. **All garbage is to be stored out of sight in garbage dumpsters or other acceptable enclosures to be first approved by the Design Manager.** No building waste or other material of any kind shall be dumped or stored on land. Only clean earth or fill may be used for the purpose of complying with the lot grade associated with the construction of a building thereon or the immediate improvement of the grounds.
- 7.2.2. Garbage stored in approved enclosures shall not overflow or otherwise exceed the capacity of the enclosure. Garbage and building material waste is to be removed regularly from approved enclosures. In the event that garbage, refuse, etc. is not removed, to the satisfaction of the Design Manager on a regular basis, removal will be undertaken by the Developer at the cost of the Builder/ Lot Purchaser, with cost of cleanup and removal being deducted from the Compliance Deposit refund.
- 7.2.3. Where infrastructure damage cannot be attributed to a particular construction activity on a lot, costs shall be allotted among all lots constructed or under construction during Phase 1D of the development on pro rata basis. Costs associated with builder-related damage may include, but are not limited to: repairs to chips or cracks in concrete curbs or sidewalks, joints, panels, gutters/splash strips, broken services, damaged asphalt roadways, removal of hardened concrete spills and damaged boulevard landscape areas.

7.3. CONCRETE WASH-OUT SITES

- 7.3.1. There are designated concrete wash-out sites within the development (See 14.5 Plan E). Concrete wash-out may ONLY be done within the specified location. Wash-out site will have the concrete removed by the Developer on a regular basis and the cost of concrete wash-out removal will be attributed to each Purchaser or Builder and allotted proportionately among all lots in Phase 1D.

7.4. EXCAVATIONS

- 7.4.1. No excavations shall remain open on any property within Phase 1D except with the purpose of building on the same or for the improvement of the gardens and grounds thereof.

7.5. BY-LAW COMPLIANCE

- 7.5.1. The Purchaser or Builder shall comply with all RM of Ritchot by-laws related to the zoning and use of the lot(s) and the applicable zoning and development agreements between the RM of Ritchot and the Developer.

7.6. LOT GRADING

- 7.6.1. The Developer covenants and agrees to complete the rough grading of all lots.
- 7.6.2. The Design Manager will provide the Builder or Purchaser with a Lot Grade Slip once their house design application has been approved.
- 7.6.3. The Builder or Purchaser shall be responsible for completing the fine grading of the lot in accordance with the requirements and specifications provided by the Municipal Engineer in accordance with the Lot Sales Agreement.
- 7.6.4. Each lot must be graded in accordance with the site elevations and grading requirements provided on the lot grade slip before the date of occupancy of the dwelling.
- 7.6.5. Driveways will not exceed a slope of 8%.
- 7.6.6. Each Purchaser or Builder is required to sod the boulevards fronting and/or flanking the lot, and at the request of the Design Manager in accordance with the requirements of the development agreement.

8.0 | Architectural Vision

8.1. CENTRAL VISION

Tourond Creek is a planned community that offers the comforts of home within a natural setting, removed from the fast pace of urban life. Family-focused and community oriented, Tourond Creek aims to encourage social interactions in lively public spaces, promoting active, healthy living.

- 8.1.1. The site standards have been established to ensure a harmonious blend of architectural styles, building façade articulation, and pedestrian-scale design that will encourage a lively neighbourhood with active streets.
- 8.1.2. A complimentary mix of architectural house styles may be permitted, subject to approval by the Design Manager.
- 8.1.3. House plans selected for Tourond Creek shall make full and effective use of space, both in terms of floorplan layout and how the house is positioned on the lot.

8.2. EXAMPLES OF ACCEPTABLE HOUSES



HOUSE STYLE:
Arts & Crafts Style



HOUSE STYLE:
Colonial



HOUSE STYLE:
Prairie Style

8.3. EXAMPLES OF UNACCEPTABLE HOUSES

UNACCEPTABLE CHARACTERISTICS



Unsuitable use of masonry/stonework: Materials should be applied to house facades carefully so they appear to be integral to the structure of the building, NOT merely look like a cladding.

Stone and brick are heavy materials and are better suited as cladding on the lower portions of the facade, chimney stacks, fireplaces or, if appropriate to the style, the entire facade. They should dead end into corners, NOT part way across one plane of the home.



Inappropriate vertical or horizontal emphasis: Front elevations should appear balanced. Too many vertical elements on a two-storey home will make it appear awkwardly tall. Likewise, too many horizontal elements on a bungalow will make it appear squat and low. Proportions are an important characteristic of all traditional architectural styles.



Lacking details and muted colour palette: A lack of architecturally significant details and low contrast colour palette will result in an undesirable front elevation. If using a low contrast colour palette, use textured materials and more detailing to create visual interest.



Excessive details: Too many roof lines and details will make a front elevation look complicated.

UNACCEPTABLE CHARACTERISTICS



Inappropriate proportions: Windows and doors must keep the scale of the home in mind. If the windows or doors are too large or too small, the home does not look 'human scale'.



Hidden entrances/lack front street visibility: Doors must not be obscured by garages or other parts of the home. This makes the home feel unwelcoming. If possible, public areas of the home, such as the living room, should front the street with larger scale windows for maximum front street visibility.

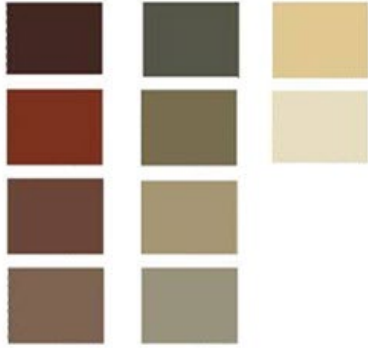


Inappropriate building type/massing: Plans for multiple storey townhomes should not be 'broken up' to become plans for duplex or single family units. The proportions of a single or double unit do not create an appropriate visual massing.



Monolithic driveways: The front yard must not be taken up by driveway. If the site calls for a longer or larger driveway than normal, changes or varied materials or colours must be used to break up the look of the monolith driveway.

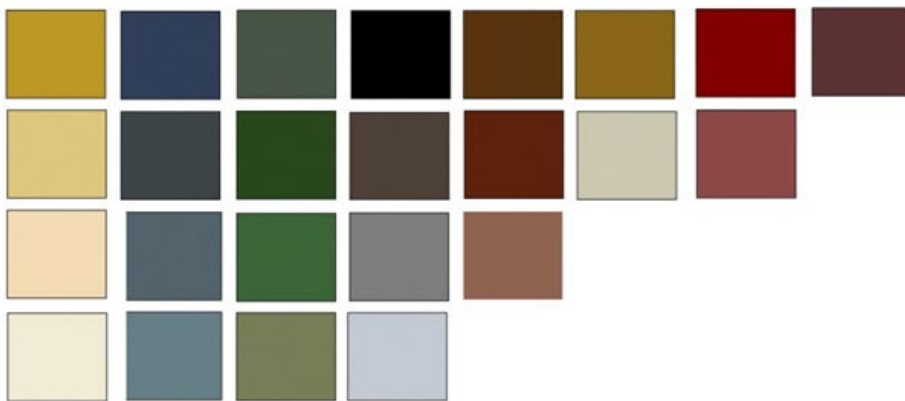
8.4. ACCEPTABLE COLOUR PALETTES



Arts and Craftsman Colour Palette



Prairie-Style Colour Palette



Colonial Colour Palette

9.0 | Approval Process

9.1. GENERAL INFORMATION

The approval of all architectural plans for Tourond Creek is intended to be a simple and time-efficient process. With a dedicated Design Manager, all applications will be assessed fairly and evaluated against the most recent criteria provided herein.

Preliminary and final designs are to be submitted for approval by email to the Design Manager, planreview@lombardnorth.com.

Digital PDF files for all applications are preferred.

Drawings and/or Colour and Material Palette specifications may also be submitted for approval to:

Lombard North Group Ltd.

310-111 Lombard Ave.

Winnipeg, MB R2H 2A1

(204) 943-3896

The Design Manager will endeavor to respond to all submissions within one week of receipt. This may not necessarily include an approval. ***Please note that failing to provide all necessary documents and/or providing documents in an unsuitable format may result in a return of application and additional processing time.***

9.2. RIGHT TO APPROVE, REJECT, OR WAIVE

- 9.2.1. The Design Manager reserves the right to reject any approval if it is determined that the overall design does not follow the standards of the development. The Design Manager reserves the right to approve and/or waive any requirements listed within this document.



NOTE: *All preliminary house designs should be submitted immediately, prior to establishing any commitments or sales agreements with buyers. Sales agreements between the Builder and Purchaser will not be considered fair rationale for granting or receiving approval. See Terms of Approval.*

- 9.2.2. The Builder must indicate whether the submission is for Catalogue or Full approval (see below). The RM of Ritchot will not review building permit applications before a Full Application Package has been submitted for review and approved by the Design Manager.

FULL APPLICATION PACKAGE

Submission of: **Part A** (Architectural Design & Site Plan) & **Part B** (Colours & Materials).

9.3. TWO (2) TYPES OF APPROVAL

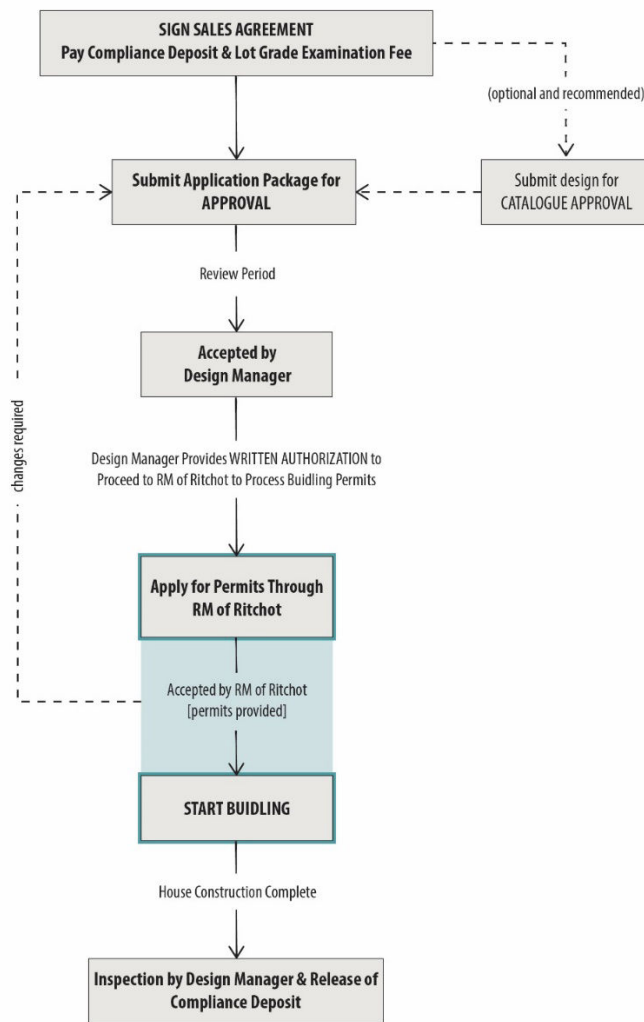
CATALOGUE APPROVAL:

Architectural house plans that are not designed for a specific lot but satisfy the guidelines outlined in this document will be granted Catalogue Approval. Plans may have to be adapted to suit specific lot requirements before obtaining Full Approval.

FULL APPROVAL:

Lot-specific architectural house plans including all detailed drawings and Colour and Material Palette specifications will be granted Full Approval.

9.4. FIGURE 1: APPROVAL PROCESS FLOW CHART



10.0 | Submission Requirements

10.1. SUBMISSION REQUIREMENTS

The Purchaser/Builder shall submit to the Design Manager for Full Approval one (1) completed Application Package consisting of one (1) copy of each of the following:

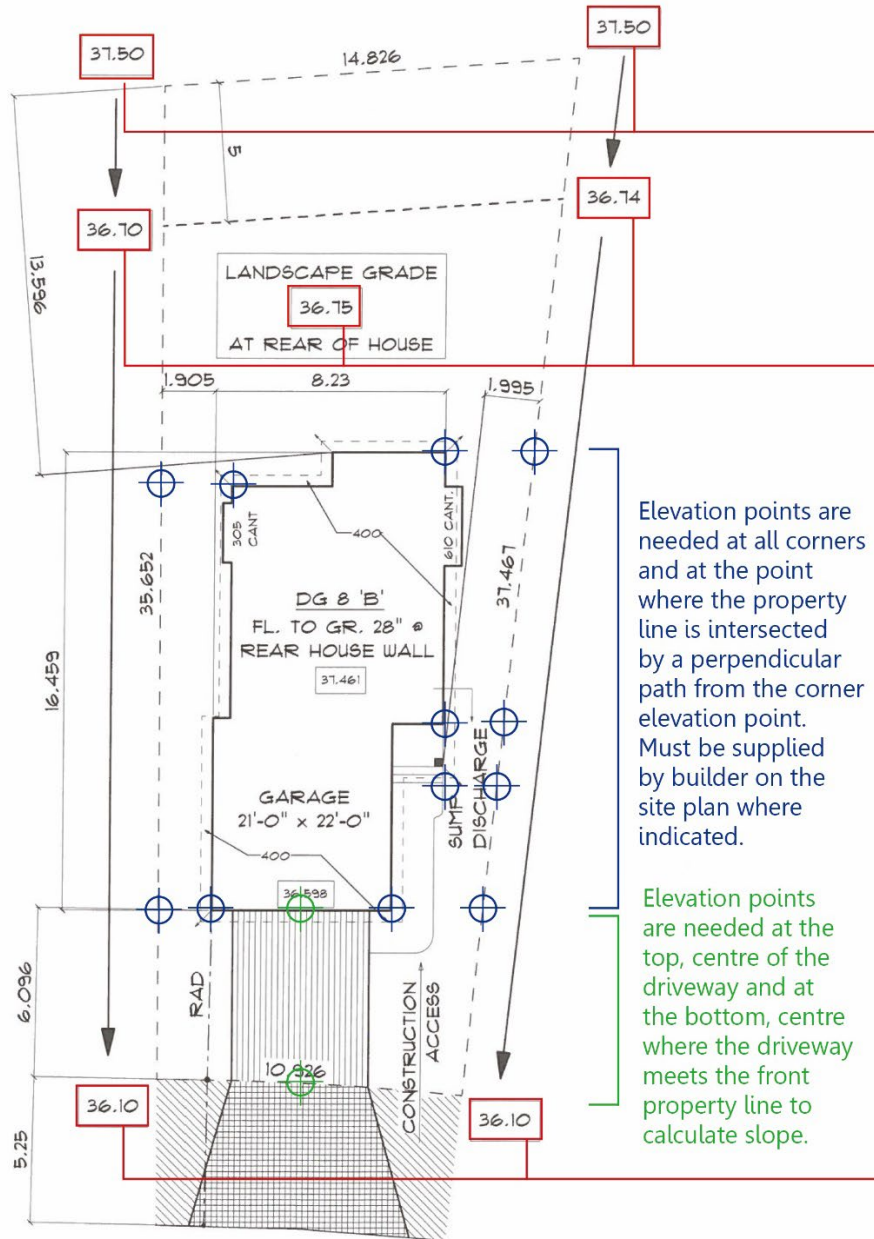
- 1) **Form 'A' Approval Application:** Architectural Design & Site Plan
 - a. Site Plan: fully dimensioned and annotated site plan drawn at a scale of 1:200 showing: building and fence location; projections; basement outline; setbacks; driveways; sidewalks; patios; decks; front and rear doors; and grading at entry points and building corners
 - b. Floor and Roof Plans: including floor area per level (reported in sq. ft.)
 - c. Elevations: including front, rear, left and right side elevations which show dimensions and proposed materials of all architectural details for both the house and garage
- 2) **Form 'B' Approval Application:** Colour and Materials Palette Specifications
 - a. Including type and location of materials and colours on roof, front, side, and rear elevations and all proposed architectural details for both the house and garage
- 3) Signed ACCEPTANCE of this Architectural Guidelines & Site Standards document (see Section 13.0)

10.2. DESIGN GRADES

In addition to the submission requirements listed above, the Builder is required to submit for approval a site plan with design grade elevations showing the proposed elevations listed below:

- front and rear building setbacks
- main floor elevation with grades at all corners
- garage floor elevation with grades at all corners
- ground elevation at the front and rear corners of the house and garage
- driveway grade/slope
- design lot corner elevations from the civil grade plan which is provided to the Builder


Elevation Points example



Elevations points for the corners of lots and rear of house are found on the lot grading slip and must be included on site plans.

Elevation points are needed at all corners and at the point where the property line is intersected by a perpendicular path from the corner elevation point. Must be supplied by builder on the site plan where indicated.

Elevation points are needed at the top, centre of the driveway and at the bottom, centre where the driveway meets the front property line to calculate slope.

 Symbol for elevation point



NOTE: Failure to complete and/or submit all items listed above will result in an incomplete submission and will be returned without review. The Design Manager may also require additional information over and above what is listed.

10.3. TERMS OF APPROVAL

10.3.1. Incomplete applications will be returned without review.

10.3.2. Approvals will be issued on Lombard North Group letterhead. No other form of representation will be considered a binding design approval.

10.3.3. Full Approval is required for each purchased lot before the start of construction.

10.3.4. Builders and/or Purchasers are advised to contact the Design Manager to determine the extent of any design restrictions which may apply to their lot(s).

10.3.5. For new house designs, preliminary design plans must be submitted for review a minimum of two (2) weeks before the final submission of detailed plans.

10.3.6. All preliminary house designs must be submitted before establishing commitments or sales agreements with buyers.

10.3.7. The Design Manager reserves the right to deny approval if the overall design is not in line with the standards of the development as detailed in this document.

10.3.8. The Design Manager reserves the right to waive any requirements concerning any approval.

10.3.9. The guidelines contained within this document shall in no way limit the legal liability of the Purchaser or his/her agent with the respect to any act, statute, or by-law.

10.3.10. The issuance of an approval, grade slip, or provision of other information by the Developer or the Design Manager shall in no way limit the legal liability of the Purchaser or his agents in respect to any act, statute, building code, or by-law.

10.3.11. No guarantees are made that previously approved designs will be re-approved.

10.3.12. In all cases, approved designs shall take precedence over subsequent applications. This appears to contradict 10.3.11

10.3.13. If the RM of Ritchot requires any changes to be made, the plans must be re-submitted to the Design Manager for Full Approval.

11.0 | House Design Guidelines

11.1. ARCHITECTURAL GUIDELINES & SITE STANDARDS

- 11.1.1. This is a living document. The guidelines and standards outlined in this document are applicable to Phase 1DTourond Creek: Phase 1D Development. All house designs and site plans will be reviewed against the most current version at the time of submission. The contents of this document are subject to change. Where significant changes have been made, the Design Manager may re-issue this document to the Builders.
- 11.1.2. Additional documents will be prepared for future phases of development. It is the responsibility of the Builder to ensure that the most current document is used when submitting plans for approval. If you are unsure, please do not hesitate to ask the Design Manager.

11.2. DWELLING TYPE AND MINIMUM AREA

- 11.2.1. The following (Table 11.3.1 and Table 11.3.2) describes the lot typology and minimum floor area in square feet (sq. ft.) for the different housing types available in Tourond Creek, Phase 1D [Lot typologies are shown on Phase 1D Lot Type Plan – 14.2 Reference Plan B]. Minimum house areas shall be reported as part of the submission requirements for Conditional and Full Approval. These areas are subject to a 5% tolerance at the discretion of the Design Manager.

11.3. SITE DEVELOPMENT STANDARDS & REQUIREMENTS FOR ALL LOT TYPES

- 11.3.1. The following Table 11.3.1 and 11.3.2 describes the lot typology and minimum site development requirements for all homes in Tourond Creek - Phase 1D. It is the responsibility of the purchaser to ensure that all house plans satisfy the minimum requirements. Failure to comply will result in an incomplete Application and building permits will not be granted.

Lot Types Defined:

Standard Lot: All lots defined as “Classic” lots.

Signature Lot: Includes 4 lot types defined as “Park View,” “Lake,” “Large” or “Lookout” (dike).

TABLE 11.3.1 – Site Development Standards (by Lot Type)

	Front Yard Setback to dwelling	Rear Yard Setback	Side Yard Setback	Front Yard Setback to garage	Min. House Width
Standard Lot	20 ft.	20 ft.	5 ft. min. (8ft min Corner Side Yard)	18 ft.	60% of lot width
Signature Lot	20 ft.	20 ft.	5 ft. min. (8ft min Corner Side Yard)	18 ft.	

TABLE 11.3.2 – Minimum House Areas (by Lot and House Type)

	Bungalow	Split-Level (on main level)	Bi-Level (on main level)	Two-Storey
Standard Lot	1,250 sq. ft.	1,200 sq. ft.	1,000 sq. ft.	1,500 sq. ft.
Signature Lot	1,400 sq. ft.	1,250 sq. ft.	1,400 sq. ft.	1,800 sq. ft.

*Please refer to Phase 1D Lot Type Plan (14.2 Reference Plan B) for lot type locations.

**Home builders wishing to construct bi-level/split-level houses on “Lookout” lots backing onto the dike should be aware that additional fill may be required, at the purchaser’s expense, to meet the designed lot grades.

11.4. SPECIAL REQUIREMENTS (BY LOT TYPE)

	Special Requirement / Provision	
Standard Lot	<ul style="list-style-type: none"> ○ Angled front entry permitted – subject to Design Manager approval 	
Signature Park View Lot	<ul style="list-style-type: none"> ○ High quality materials and details on rear elevation ○ Sufficient window detailing, consistent with front façade ○ More than one (1) rear elevation plane (minimum .61 meters protrusion) 	
Signature Large Lot	<ul style="list-style-type: none"> ○ More than one (1) rear elevation plane (minimum .61 meters protrusion) 	
Signature Lake Lot	<ul style="list-style-type: none"> ○ High quality materials and details on rear elevation ○ Sufficient window detailing, consistent with front façade ○ More than one (1) rear elevation plane (minimum .61 meters protrusion) 	
Signature Lookout Lot	<ul style="list-style-type: none"> ○ Observe all Provincial dike easements ○ Developer provided rear fence defining private property and Provincial dike lands ○ No rear gates permitted along developer supplied fence 	
All Corner Lots	<ul style="list-style-type: none"> ○ Angled front entry permitted – subject to Design Manager approval ○ High quality materials and details on side elevation, consistent with the front façade. ○ Sufficient window detailing on side façade facing street, consistent with front façade. 	

11.5. MINIMUM BUILDING REQUIREMENTS

- 11.5.1. The following indicates the minimum building requirements for all homes in Tourond Creek - Phase 1D. It is the responsibility of the purchaser to ensure that all house plans satisfy the minimum requirements. Failure to comply will result in an incomplete Application and building permits will not be granted.

11.6. DRIVEWAYS

- 11.6.1. Minimum length for a front-facing driveway shall be 5.5 m (18 ft.) from the property line.
- 11.6.2. Driveways must not exceed an 8% grade/slope
- 11.6.3. Driveways must meet the main street.
- 11.6.4. Driveway width must not exceed the width of the garage door.
- 11.6.5. Driveways, driveway approach and front yard sidewalks must be constructed of concrete, concrete unit paving stones, or masonry on a lean concrete mix. Additional materials may be considered on a case-by-case basis and must be approved by the Design Manager prior to construction.
- a. Where concrete driveways are desired, concrete driveways, in addition to above guidelines, must meet minimum RM of Ritchot driveway specifications. A copy of the specifications can be found in Section 14.9

11.7. ELEVATION DESIGN

- 11.7.1. Individual house details help differentiate each home from its neighbours. To ensure the community maintains a high standard of visual quality, significant articulation of each house is required. House design repetition will not be approved. See Section 9.16 – House Design Repetition for more information.



NOTE: Any materials used on the front elevation must wrap around to the side of the house for a minimum of 2.0 ft. or to a point where the material can logically end in accordance with the home's design. All material cladding shall adhere to electrical codes and standards.

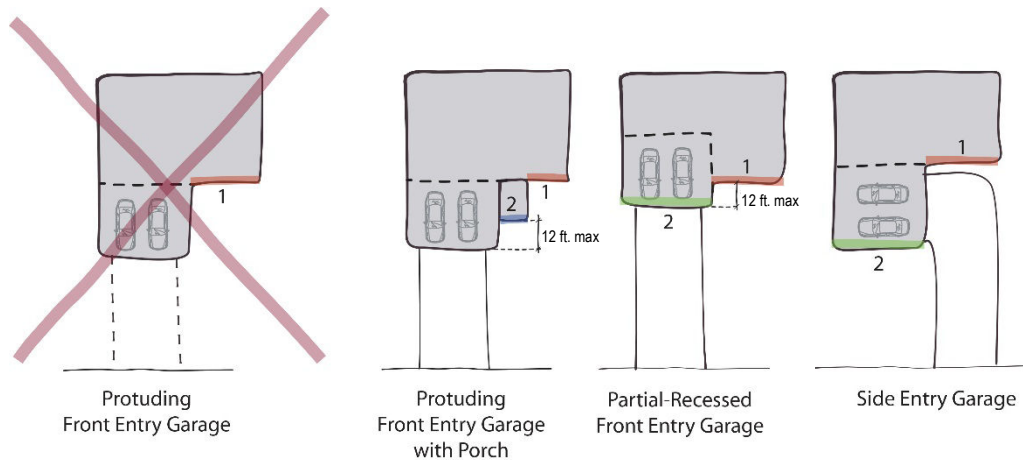


FIGURE 2: Front elevation planes and garages as planes.

11.8. FRONT ELEVATIONS

- 11.8.1. At least four (4) planes are required for two-storey houses, a minimum of two (2) for the first storey and two (2) for the second storey.
- 11.8.2. At least two (2) planes are required for bungalows.
- 11.8.3. Each plane must have a minimum width of 1830 mm. (6 ft.)
- 11.8.4. Each plane must project a minimum of 455 mm. (1 ft. 6 in.) from adjacent planes.
- 11.8.5. Planes must not be cantilevered.
- 11.8.6. Front porches with covered entries that extend 50% of the length of the garage may count as one (1) plane.
- 11.8.7. Recessed garages may count as one (1) plane.
- 11.8.8. Side-entry garages may count as one (1) plane.

11.9. SIDE ELEVATIONS

- 11.9.1. Corner lots require additional articulation - materials, trims, and features - in keeping with the architectural style on the front of the house.
- 11.9.2. **All materials must carry from the full height of the front elevation to the full height of both side elevations and wrap around a minimum distance of 2.0 ft. or to a point where the material can logically end in accordance with the home's design.**
- 11.9.3. For Corner lots, High quality materials and details on side elevation, consistent with the front façade.

- 11.9.4. For Corner Lots, sufficient window detailing on side façade facing street, consistent with front façade.

11.10. REAR ELEVATIONS

- 11.10.1. The design of the rear elevation must be integral to the design of the rest of the house, not an afterthought.
- 11.10.2. The proportion of windows to elevation must be consistent for both front and rear elevations.
- 11.10.3. Window trim colours must be identical for all windows located in the same elevation.
- 11.10.4. Significant articulation is required for Large lots or lots backing onto lakes and/or parks - a minimum of two (2) planes is required.

11.11. VISUAL BULK AND MASSING

- 11.11.1. Second floor footprints must be consistent with the general house design and proportions on the main floor.
- 11.11.2. For houses with attached, front-facing garages, the second floor must span at least 3/4 the width of the garage.

11.12. WINDOWS

- 11.12.1. Windows must be of a consistent design on all sides of the house - special feature windows may be different, subject to approval by the Design Manager.
- 11.12.2. Trim is required on the front elevation of the house. Front elevation windows without trim are subject to review and approval by the Design Manager.
- 11.12.3. Stucco build-outs and pre-finished wood trims are permitted.
- 11.12.4. Horizontal aluminum or vinyl sliding windows are not permitted except in basements.
- 11.12.5. Shutters and other architectural detailing is encouraged, where appropriate.
- 11.12.6. The top edge of exterior window frame on all elevations must be a minimum of 6 in. below the underside of the soffit or any other feature.

11.13. APPROACHES & FRONT ENTRIES

- 11.13.1. Entrances must be of human scale and proportion. Double-volume entries may only be acceptable subject to the approval of the Design Manager.

- 11.13.2. Each front door is to be seen as a pronounced feature of the home and should be located appropriately, in full view of, and parallel to, the street.
- 11.13.3. Front entries and doors must not be obstructed by the garage.
- 11.13.4. Angled front doors and entries are permitted only on standard and corner lots, provided the door is fully visible from the street on regular (see Figure 3 following).
- 11.13.5. Front door detailing is encouraged providing it follows the overall architectural style of the house. Examples of appropriate detailing include:
 - a. Routed edges
 - b. Windows
 - c. Sidelights
 - d. Trims
 - e. Contrasting colours



FIGURE 3: Example of an acceptable angled front entry - not obstructed by garage and visible to the street.

- 11.13.6. All front entry stairs shall be constructed of concrete or masonry.- wood stairs are not permitted.
- 11.13.7. Maximum of 5 risers.

- 11.13.8. Home address letters and numbers must be appropriate in scale, font, and colour and must reflect the architectural style of the home.
- 11.13.9. Secondary entrances shall not be visible from the front of the street.

11.14. DRIVEWAY

- 11.14.1. Driveway locations must be sited as shown on the Driveway Plan (see 13.4 Reference Plan D) - special requests to relocate the driveway must be made in WRITING, sent to the Design Manager for consideration.
- 11.14.2. Driveways must be constructed no later than one (1) year after construction is completed. Compliance Deposits will not be released until the Design Manager has inspected and approved the driveway construction.

11.15. COVERED ENTRIES & PORCHES

- 11.15.1. Transitional spaces such as porches or covered entries are encouraged on all dwellings and are required on all lots backing onto lakes and parks.
- 11.15.2. All entry elevations shall be no lower than one step below the finished main floor elevation inside the house.
- 11.15.3. Porches must be integral to the design of the exterior and carry the theme, character, and overall design of the home.
- 11.15.4. Wood porches are subject to the approval of the Design Manager.
- 11.15.5. Wooden column bases are not permitted. A heavier material must always be below (supporting) a lighter one.
- 11.15.6. Porch bases may be screened with concrete, masonry, stone, smart trim panels, or wood (lattice is not permitted).
- 11.15.7. Porches on the second floor are permitted only over the first floor porch and must not extend beyond the footprint of the first floor porch.
- 11.15.8. Porches must follow a 2:1 width to depth proportion.
- 11.15.9. Covered entries are limited to a 1:1 width to depth proportion.
- 11.15.10. Exaggerated porches and covered entries will NOT be permitted.
- 11.15.11. Glass and Plexiglas on the front entry or porch elevation are subject to the approval of the Design Manager.

11.16. ROOFS & ROOFLINES

- 11.16.1. Roof pitch shall be consistent with the style of the home. All roof pitches shall be no less than 5:12.
- 11.16.2. Flat roofs are NOT permitted.**
- 11.16.3. Monolithic roof masses should be avoided. Stepped roof lines, dormers, or gable features are preferred and provide visual interest and variety to the neighbourhood.
- 11.16.4. Roof materials and finishes must be of a high quality, including a minimum of 30 years life warranty asphalt shingles or alternatively cedar shingles, or comparable products approved by the Design Manager.
- 11.16.5. Three tab basic shingles are NOT permitted.
- 11.16.6. Barrel profile terra-cotta clay tile is NOT permitted.
- 11.16.7. Exposed metal flashings, vents, stacks, etc., associated with roof finish must be painted or pre-finished to match the roof.
- 11.16.8. Satellite dishes shall NOT be visible from the front street.
- 11.16.9. Satellite dish type, size, and location must be approved by the Design Manager.

11.17. GARAGES

- 11.17.1. The design and character of the garage should be integrated with the dwelling.
- 11.17.2. Attached garages that front a street may be either front or side access, subject to approval by the Design Manager.
- 11.17.3. Homes may not have front-entry garages that protrude more than 12 feet past the front door of the dwelling or top step of the front entry (see Figure 2).
- 11.17.4. Garage roof pitch must conform to the house roof pitch. Garage roof design is subject to the same standards as house roof design.
- 11.17.5. Triple car garage shall not be wider than 75% of the overall house width.
- 11.17.6. Garage wall finishes must complement those of the house.
- 11.17.7. Garage doors shall be painted or stained in a colour that is complimentary to the exterior of the main house.
- 11.17.8. Garage doors with windows are encouraged.
- 11.17.9. Sufficient detailing is required to avoid the appearance of an industrial overhead door.

- 11.17.10. Detailed detached garage plans must be submitted along with house plans for architectural approval, regardless of whether the Builder will commence detached garage construction at the time of initial construction. See Section 8.1 – Submission Requirements.
- 11.17.11. The Design Manager may register a caveat against the title of the lot to ensure compliance with detached garage plan requirements.
- 11.17.12. For lane lots if the Builder does not construct a detached garage, the Builder must – at a minimum – construct a garage-ready parking pad (20 ft. x 20 ft. max.) at the time of initial house construction.

11.18. EXTERIOR WALL FINISHES

- 11.18.1. **High Quality Wall Finish:** higher quality wall finishes including clay brick, cultured stone, stone, wood, Hardie board or equivalent material as approved by the Design Manager.
- 11.18.2. **Secondary Wall Finish:** less quality wall finishes including vinyl siding, coloured stucco, and acrylic stucco.
- 11.18.3. Other materials may be considered on a case-by-case basis.
- 11.18.4. Vinyl siding may be permitted on the front façade of a house on a case-by-case basis **as approved by the Design Manager.**
- 11.18.5. **Each home must have at least two (2) types of exterior wall finishes, one of which must be a High - Quality Wall Finish.**
- 11.18.6. For Standard Lots, a minimum of 25% of the front elevation must be clad in a High Quality Wall Finish UNLESS the design of the elevation includes architectural detailing, roof articulation, and/or other elements that enhance the visual quality of the home to the satisfaction of the Design Manager.
- 11.18.7. For Signature Lots (Park View, Lookout, Lake View and Lake Walk-out), a minimum of 50% of the front elevation must be a High-Quality Wall Finish. **For Signature Lots (Park View, Lookout, Lake View and Lake Walk-out), a minimum of 25% of the rear elevation must be a High-Quality Wall Finish.**
- 11.18.8. Stucco finishes must be selected with care and must complement the overall architectural style of the house. Decorative finishes such as California, Monterey, Santa Barbara, and Travertine are not appropriate.
- 11.18.9. Jumbo/giant brick or 'boulder' style cultured stone is NOT permitted.

11.19. EXTERIOR DETAILING

- 11.19.1. Trim and fascia are integral to the appearance of the house. Provide appropriate contrast when selecting colours.
- 11.19.2. Perforated/ventilated aluminum soffits and fascia are permitted. Continuous 2-inch strip venting in soffits is preferred.

- 11.19.3. Fascia boards and trim are to be made of aluminum or wood, painted/stained to be consistent with the exterior colour palette.
- 11.19.4. Vinyl fascia, trim, and eaves are NOT permitted.
- 11.19.5. Parging height must be a maximum of 455 mm. (1 ft. 6 in.).
- 11.19.6. Exterior cladding and colours are not to be duplicated within four (4) lots on the same side of the street, or directly across the street, or at opposite corners.

11.20. HOUSE DESIGN REPETITION

- 11.20.1. To ensure that the community as a whole maintains a high standard of visual quality, identical or similar house designs proposed in close proximity to each other will not be permitted.
- 11.20.2. Three (3) adjacent lots on the same side or opposite side of the street must separate a repeat house design (see Figure 4).
- 11.20.3. Final acceptance and approval is at the sole discretion of the Developer and the Design Manager.
- 11.20.4. House design repetition. The example spacing in Figure 4 indicates the closest location for an identical house design on the same side and across the street. No exceptions will be made.

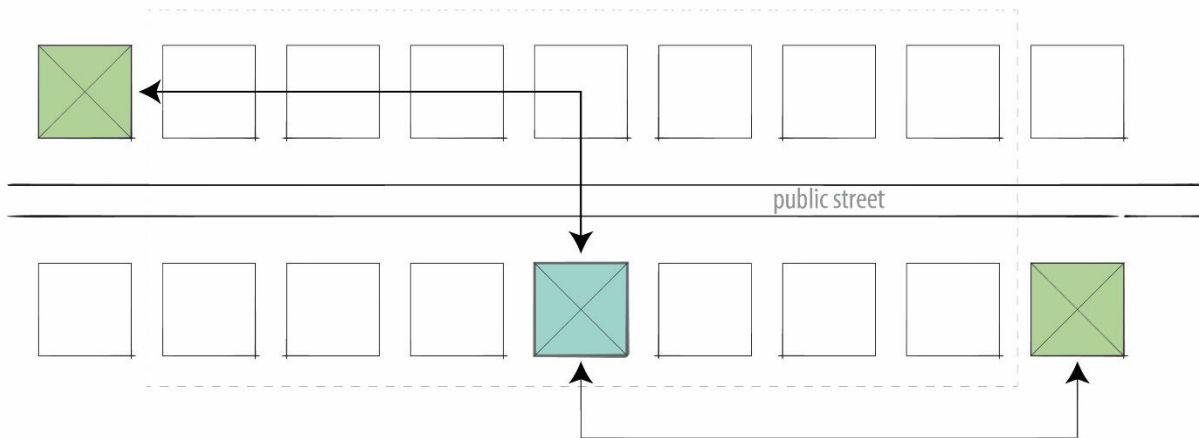


FIGURE 4: Minimum permitted spacing for repetition of house designs.

11.21. HOUSES BACKING ON TO PROVINCIAL DIKE

- 11.21.1. There are special guidelines for lots that back on to the Provincial Dike in Tourond Creek (**Signature Lookout Lot; see Reference Plan B: Phase 1D Lot Types**). Please respect all setbacks and easements to ensure the dike’s structural integrity remains intact.

- 11.21.2. The Developer will provide a fence along the rear lot to delineate private property and Provincial Dike lands.
- 11.21.3. The dike and its right of way will be maintained by the Province. The dike is not intended to be a public walkway and pathways that may be designed and installed will be located at the base of the dike to maintain privacy of the dike Lookout lots.
- 11.21.4. Private fence gates are not permitted along the rear fence provided by the Developer.
- 11.21.5. No structures or planting of any vegetation except as approved by the Province and Manitoba Infrastructure may be located in the dike right of way.
- 11.21.6. The dike lot grades are designed to provide positive drainage flow towards the street and are required to be maintained at all times.

12.0 | Landscape Vision

12.1. CENTRAL VISION

Central to the overall vision of Tourond Creek is an effective, comprehensive landscape strategy. The careful selection and maintenance of trees, shrubs, and vegetated surfaces is paramount to providing a productive ecosystem capable of moderating the suburban microclimate that is at the same time aesthetically appropriate. Where possible, existing trees have been preserved. Naturalized storm water retention lakes help encourage productive ecosystems while also reducing storm water runoff and removing added sediments and nutrients from our communities before draining to our streams and lakes.

High-quality, landscaped public spaces will benefit the community for years to come. To help achieve this goal, community commitment and respect for our environment is required.

All Purchasers are required to plant one (1) tree per single-family lot in the front yard ensuring all required utility setbacks are respected.

12.2. OVERALL LANDSCAPE OBJECTIVES

12.2.1. Appropriate, high-quality landscape design for all family dwellings in Tourond Creek shall reinforce the following objectives:

- a. Provide balance to and complement architectural style;
- b. Provide shade, texture, colour, and visual interest;
- c. Increase the quality of the outdoor environment;
- d. Provide a physiological connection with natural environment;
- e. Make use of native plant species, where available and appropriate; and
- f. Manageable and affordable landscape maintenance.

12.3. MINIMUM REQUIREMENTS

The following outlines the minimum requirements for site landscaping at Tourond Creek. Additional landscape features may be introduced, subject to approval by the Design Manager.



NOTE: All lots adjacent to a public park, foot path/sidewalk, or green space, must complete their landscaping of the front yard, side yard, rear yard and any boulevards fronting/flanking the lot as stipulated in this section within 18 MONTHS from the date of issuance of the building permit. All other lots, require their front yard, side yard landscaping and the boulevards fronting the lands completed within 18 MONTHS from the date of issuance of the building permit (landscaping side, rear and boulevards flanking shall be completed within 1 year of occupancy.)

- 12.3.1. All plants must adhere to the Canadian Nursery Landscape Association (CNLA) Landscape Standards (check www.canadanursery.com for more information).
- 12.3.2. Planting beds must cover a minimum of 15% of the front yard area.
- 12.3.3. For Signature Lots, planting beds must cover a minimum of 10% of the rear yard.
- 12.3.4. Seeding is not permitted on lots. Only Sod. In addition, only sod is permitted within the front 1524 mm. (5.0 ft.) of any lot.
- 12.3.5. Compliance Deposits will not be released until the Design Manager has inspected and approved the installation of sod and all front yard landscaping.
- 12.3.6. One (1) 75mm caliper size deciduous tree or one (1) coniferous tree 6 feet high at the time of planting, must be planted in the front yard of each single-family lot.



***** Due to current tree availabilities, starting in 2023, until further notice, deciduous trees may be between 50-75mm calliper at the time of planting. *****

- 12.3.7. Landscape designs shall be respectful of neighbouring properties and the community as a whole.
- 12.3.8. Planting trees in the front yard is strongly encouraged, as well as planting additional trees, where appropriate, to increase the overall tree canopy of the community.

12.4. MINIMUM SETBACKS – GUIDELINES FOR TREE PLANTING

- 12.4.1. Consider the roots - allow for tree growth both above & below the ground.
- 12.4.2. Consider the crown - consider that the crown (leafy part of tree) will grow and spread.
- 12.4.3. Plant trees at least:
 - a. 2.6 meters (8.5 ft.) away from sidewalks, driveways, and pathways
 - b. 1524 mm. (5.0 ft.) from road-side / curb
 - c. 13.5 ft. away from buildings
 - d. 26.5 ft. away from overhead utilities for medium-large trees; 10.0 ft. for smaller trees
 - e. 12.0 ft. away from pad-mounted (surface) utilities
- 12.4.4. Always ensure you know where your underground utilities are located before digging. When in doubt, contact Public Works or schedule a utility locate by using the Manitoba online resource: www.clickbeforeyoudigmb.com

12.5. RECOMMENDED PRACTICES

12.5.1. The following are recommendations for front, side, and rear yard landscaping. Please take note of the minimum landscape requirements and ensure that you are compliant. Should you have any questions about anything outlined in this section, please do not hesitate to contact the Design Manager. The list below includes several sustainable and easy-to-follow practices for successful gardening:

- a. Consider constructing a rain garden. Read more here:
- b. www.raingardentour.ca | www.cmhc-schl.gc.ca/en/co/grho/grho_007.cfm
- c. Select only native plant species.
- d. Avoid treated wood for edging planting beds.
- e. Consider using compost as soil amendment

12.6. NATURALIZED STORM WATER RETENTION LAKE

The Developer has worked closely with a specialized team of landscape architects and engineers to create an effective storm water retention system that relies on natural processes and native plantings. The retention areas, or 'lakes', you see in Tourond Creek have been carefully designed to reduce the overall impact of storm water runoff in the community that eventually ends up in our lakes and streams. These wetland ecosystems attract many species of birds and insects that exist in a fine balance with the native grasses.

Please respect these areas. With continued community support and maintenance, these naturalized storm water retention areas will grow and evolve to become prominent, long-lasting features of the Tourond Creek landscape.



NOTE: Please do not cut, mow, or plant any vegetation within these areas. DO NOT use pesticides or chemicals to remove unwanted 'weeds'.

12.7. SPECIAL REQUIREMENTS FOR LOTS ADJACENT TO WETLANDS

12.7.1. Signature Lots backing on to naturalized storm water retention lakes have a landscape easement restricting development within this area in an effort to maintain this naturalized wetland condition. Signature Lots are identified on the Phase 1D Lot Types Plan (14.2 Reference Plan B).

12.7.2. Each Signature Lot backing on wetlands has a special 12.5 meters (**41.0 ft. Vegetation Easement**) within the rear yard, measured from the rear property line. Within this easement homeowners are required to ensure that the native plant materials are well maintained at all times. **Homeowners also agree to NOT:**

- a. Apply fertilizer of any type to the soil or any type of plant life;
- b. Store any materials (including waste, weeds, grass cuttings, composting materials) within the easement area;

- c. Plant additional vegetation (trees, shrubs, annuals, perennials);
- d. Construct any structures, decking, or patio within the easement area; and/or
- e. Do anything that will otherwise modify the shoreline or alter water depths.



NOTE: Please respect the environment and the community by adhering to the following prohibited features in Tourond Creek.

12.8. PROHIBITED FEATURES IN THE LANDSCAPE

12.8.1. While creative and unique landscape design is encouraged, certain design features and/or plant species may negatively impact the overall character and ecological success of the community. While it is not the intent to provide barriers to individual expressions in the natural environment, the following list outlines landscape features that will not be permitted in Tourond Creek:

- a. Flood lighting (other landscape lighting may be permitted).
- b. Crushed stone or rock beds (approvals may be granted on case-by-case basis).
- c. Orange or red-toned wood mulch.
- d. Pools, decks, patios, and/or flagpoles in the front yard.
- e. Fencing and/or hedge screening in the front yard (approvals may be granted on a case-by-case basis).
- f. Invasive species (check www.invasivespeciesmanitoba.com for more information).
- g. Crushed stone or rock fill between lots.

12.9. PLANTS THAT ARE NOT PERMITTED:

- | | |
|---|--|
| Baby's Breath - <i>Gypsophila paniculata</i> | Loosestrife species - <i>Lythrum spp.</i> |
| Bishop's Goutweed - <i>Aegopodium podagraria</i> | Milkweed, Showy - <i>Asclepias speciosa</i> |
| Burdock, Great - <i>Arctium lappa</i> | Nettle, Stinging - <i>Urtica dioica</i> |
| Burdock, Common - <i>Arctium minus</i> | Quackgrass - <i>Agropyron repens</i> |
| Canary Reed Grass - <i>Phalaris arundinacea</i> | Ragweed, Common - <i>Ambrosia artemisiifolia</i> |
| Daisy, Ox-eye - <i>Chrysanthemum leucanthemum</i> | Ragweed, False - <i>Iva xanthifolia</i> |
| Downy Brome - <i>Bromus tectorum</i> | Ragweed, Giant - <i>Ambrosia trifida</i> |
| Foxtail, Green - <i>Setaria viridis</i> | Russian Thistle - <i>Salsola kali</i> |
| Foxtail, Yellow - <i>Setaria glauca</i> | Sage, Pasture - <i>Artemisia frigida</i> |
| Foxtail Barley - <i>Hordeum jubatum</i> | Thistle, Canada - <i>Cirsium arvense</i> |

12.10. FENCING

- 12.10.1. All fencing within the development, whether provided by the Homeowner or Developer, shall be built to the same standards to ensure visual continuity. Fence design and construction shall be in accordance with the standards outlined below, unless otherwise approved in writing by the Design Manager. **Please refer to 14.6 Reference Plan F** for the location, specification, and construction details of ornamental metal and wood fencing and wood fence specification and construction details.
- 12.10.2. Where Homeowners wish to construct privacy fencing, wood fencing has been specified for all single-family lots except those identified in Section 14.6 – Reference Plan F. See Section 12.12 for Acceptable Wood Fence Design
- 12.10.3. No fencing shall exceed six feet (6') in height.
- 12.10.4. Fencing cannot extend beyond the front facade of the dwelling except in locations where homes are siding onto either back lanes or collector roads.
- 12.10.5. Where side yard fencing is required (See 12.11.4) the fence shall not exceed 3.5 ft. (3.5'). A stepped fence design is encouraged where 3.5 ft. fencing meets 6.0 ft. fencing.

12.11. ACCEPTABLE WOOD FENCE DESIGN

- 12.11.1. Solid cedar or brown cedar tone pressure treated wood fence design or equivalent, subject to written approval by Design Manager:
 - a. Where Homeowners wish to construct privacy fencing, wood fencing has been specified for all single-family lots except those identified in Section 14.6 – Reference Plan F.
 - b. All wooden posts (140mm x 140mm x 3658mm), structural rails (38mm x 140mm), and vertical fence boards (38mm x 140mm x 1830mm) shall be No.1 Grade Pressure Treated, unpainted Cedar Tone Brown;

- c. Fence sections to be 2440 mm (96") wide.
- d. Fence posts to be 2440 mm (96") on center.
- e. All connections of the posts to structural rails shall be executed using galvanized or coated 4.76mm x 126mm long deck screws.
- f. Galvanized fence hanger brackets may also be used. Connections of vertical fence boards to railings shall be executed using 4.76mm x 101mm long galvanized nails.
- g. Posts shall be set in the centre of hole, plumbed and set to give correct alignment. Bending of posts to give correct alignment is not acceptable. Maximum spacing between centerline of posts shall not exceed 2440mm.
- h. Posts must be driven below the frost line - a minimum of 1830 mm (6' deep).

12.12. ACCEPTABLE ORNAMENTAL METAL FENCE DESIGN

- a. Refer to Section 14.6 – Reference Plan F for ornamental metal fence locations.
- b. Wrought Iron Fence Style: Ameristar Montage Plus Steel Ornamental Fence System – 3 Rail Configuration.
- c. Fence sections to be 2440 mm (96") wide.
- d. Fence posts to be 2440 mm (96") on center.
- e. All ornamental metal fencing shall be six feet in height (6') with the exception of Lookout lots backing on to the provincial dike that shall have Developer-installed ornamental metal fencing with a height of five feet (5').
- f. Finish shall be black T.G.I.C. Polyester powder coat finish, all parts.
- g. All surfaces of the metal fencing must be treated to prevent rust, corrosion, or other factors which might reduce structural integrity.
- h. Fencing shall be set back a minimum of 150 mm from all property lines to ensure that no encroachment onto public lands occurs.
- i. Fence posts shall be no greater than 2440 mm apart as per manufacturer's specifications, and as shown on the Drawings.
- j. Fence panels shall be attached to posts with brackets supplied by manufacturer. Tamper proof nuts are preferred.
- k. All fence posts shall be plumbed and set to give correct alignment. Bending of posts to achieve correct alignment is not acceptable.



- I. Posts shall be set in subgrade to a minimum depth of 1220 mm to ensure posts are structurally sound and secure.



13.0 | Acceptance of This Document

Please sign and return this portion of the Tourond Creek Architectural Guidelines & Site Standards to the Design Manager as part of the submission requirements for Approval Applications.

I hereby acknowledge that I have read and fully understand the Architectural Guidelines and Site Standards for Tourond Creek - Phase 1D as outlined in this document.

LOT: _____ BLOCK: _____ PLAN: _____

CIVIC ADDRESS: _____

Dated this _____ day of _____, 20_____.

(Purchaser - name)

(Purchaser - signature)

(Witness - name)

(Witness - signature)

13.1. SUBMISSION CHECKLIST

Please use this checklist to ensure your application is complete and in compliance with the Phase 1D Single-Family Architectural Guidelines & Site Standards. Please submit the complete Application Package to the Design Manager for approval by email to: planreview@lombardnorth.com. Digital PDF format files are preferred.

The complete Application Package may also be submitted for approval to:

Lombard North Group Ltd.

310-111 Lombard Ave

Winnipeg, MB R3B 0T4

(204) 943-3896

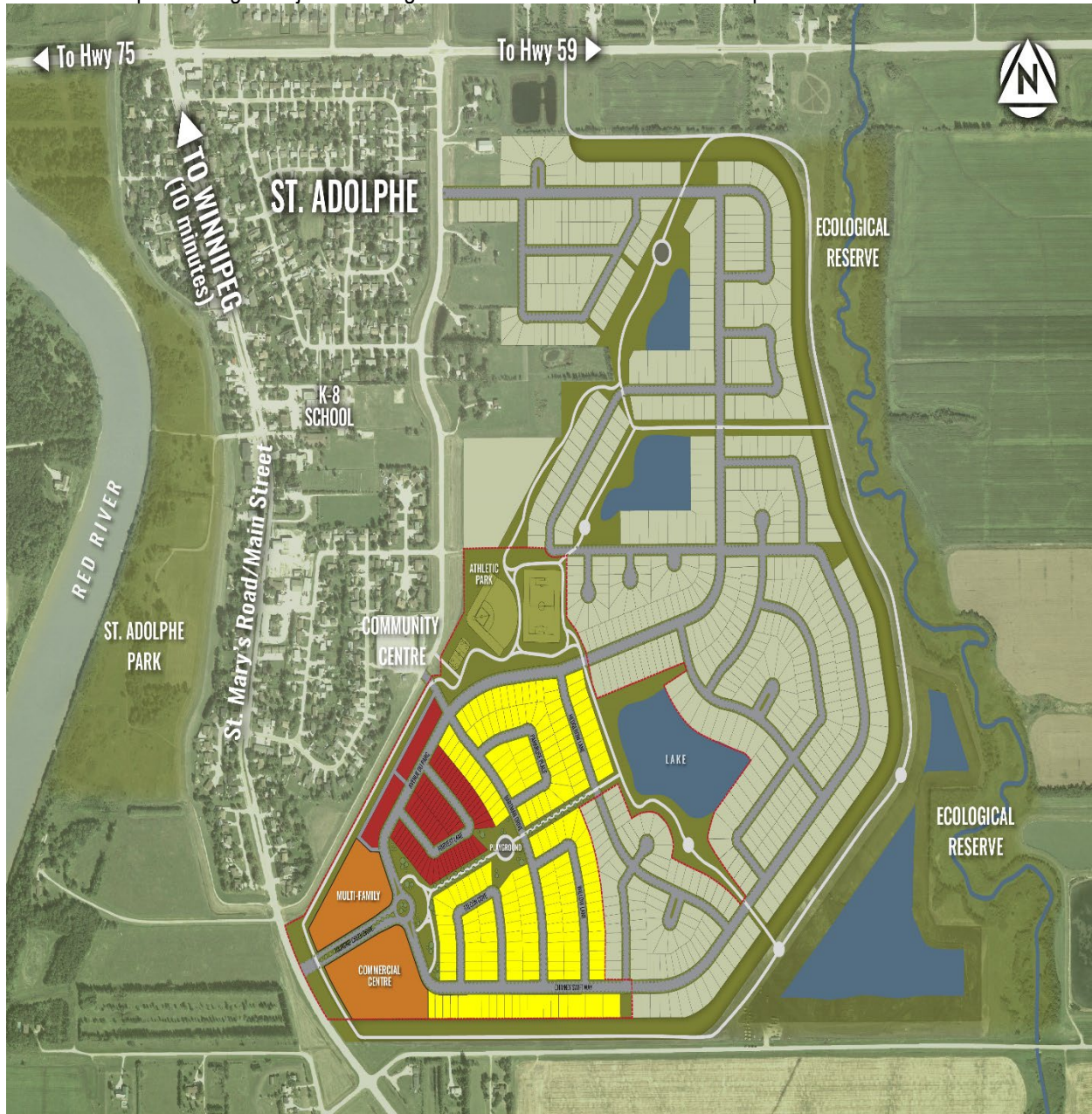
13.1.1. REQUIRED DOCUMENTS:

- Architectural Approval Application (Form 'A')
- Site Plan
- Floor and Roof Plans
- Elevations
- Design Grades
- Colour and Materials Palette Specifications (Form 'B')
- Signed ACCEPTANCE of this document

14.0 | APPENDIX: Reference Plans

14.1. REFERENCE PLAN A: MASTER PLAN

NOTE: Conceptual Design Subject to change at the sole discretion of the developer.



14.2. REFERENCE PLAN B: PHASE 1 LOT TYPE PLAN

NOTE: Conceptual Design Subject to change at the sole discretion of the developer.



14.3. REFERENCE PLAN C: SIDEWALKS & TRAILS PLAN

NOTE: Conceptual Design Subject to change at the sole discretion of the developer.



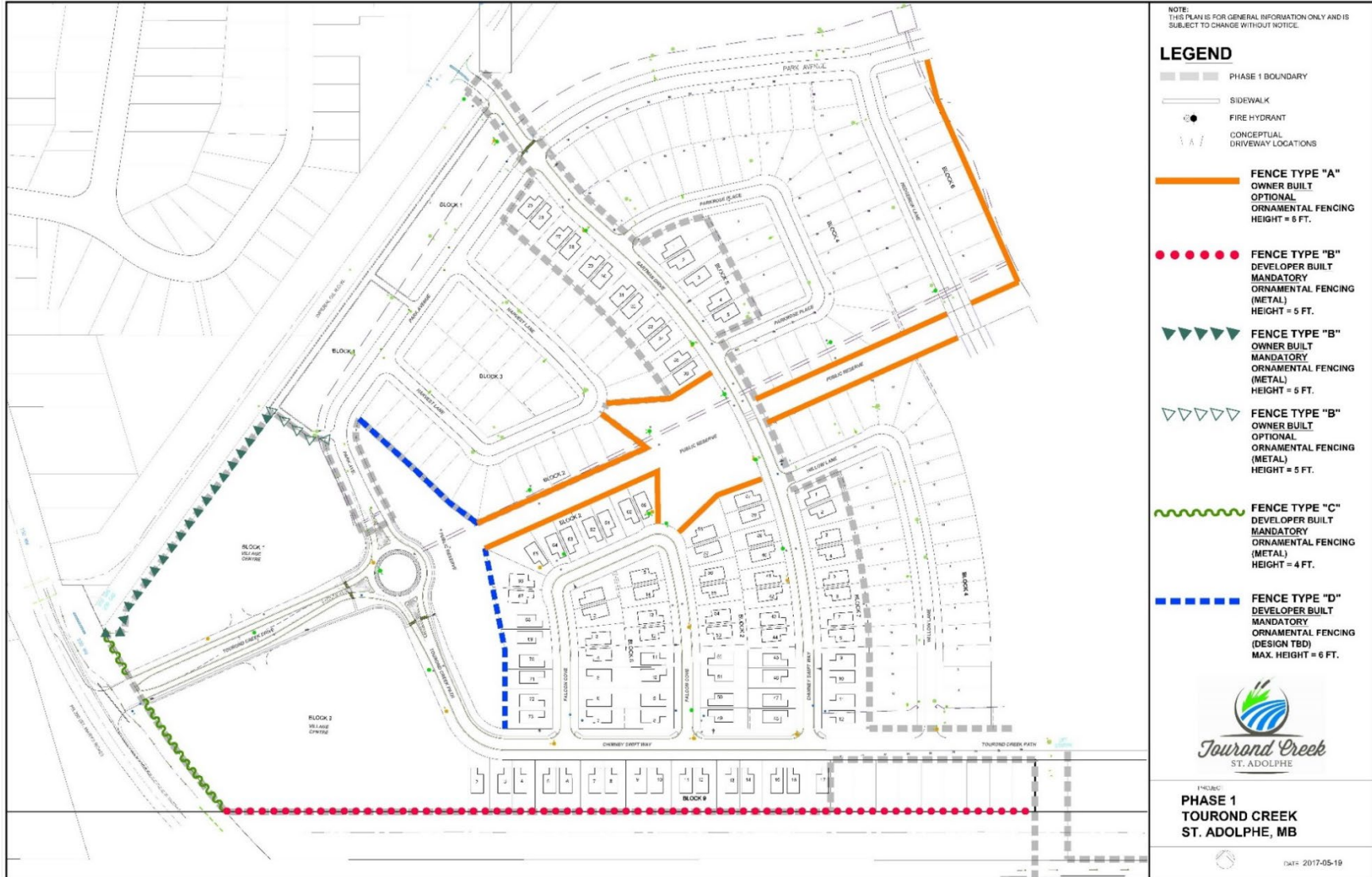
14.5. REFERENCE PLAN E: CONSTRUCTION ACCESS & CONCRETE WASHOUT LOCATION

NOTE: Conceptual Design Subject to change at the sole discretion of the developer.

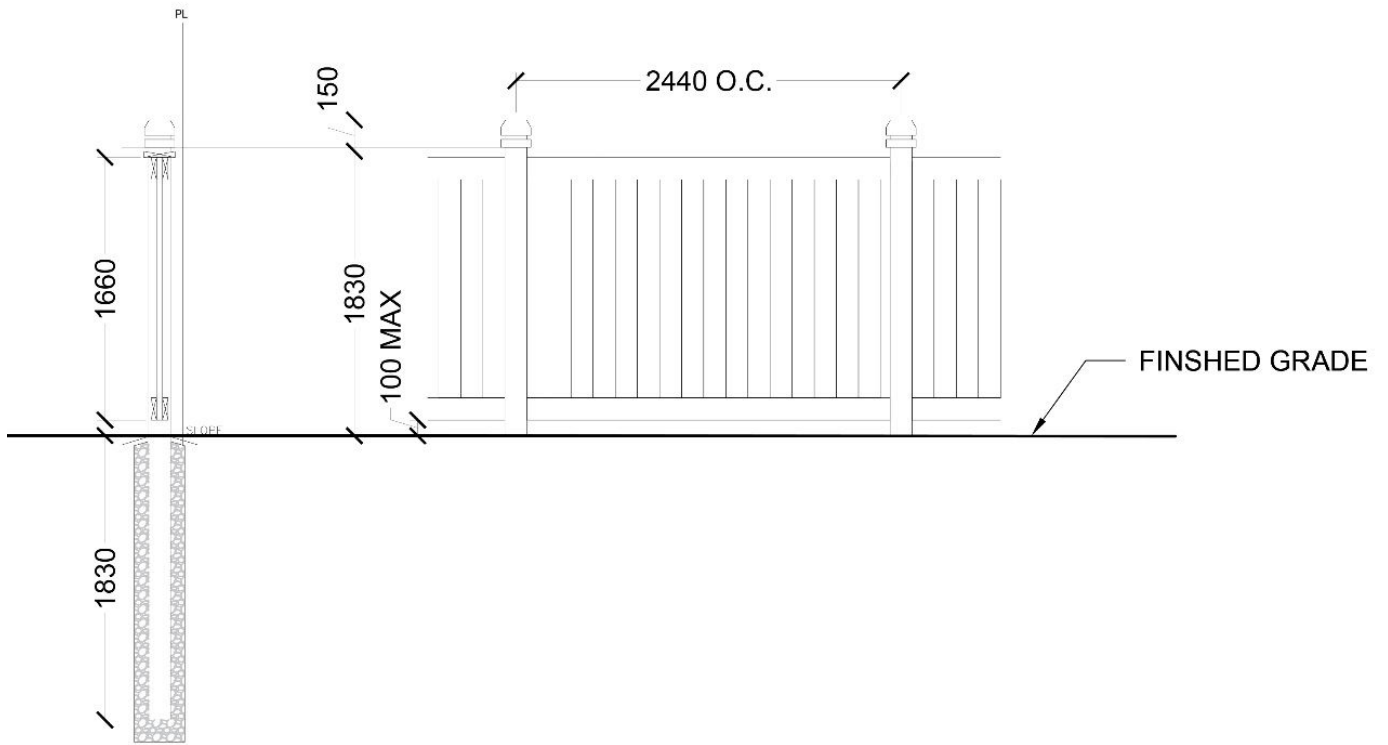


14.6. REFERENCE PLAN F: FENCE LOCATION

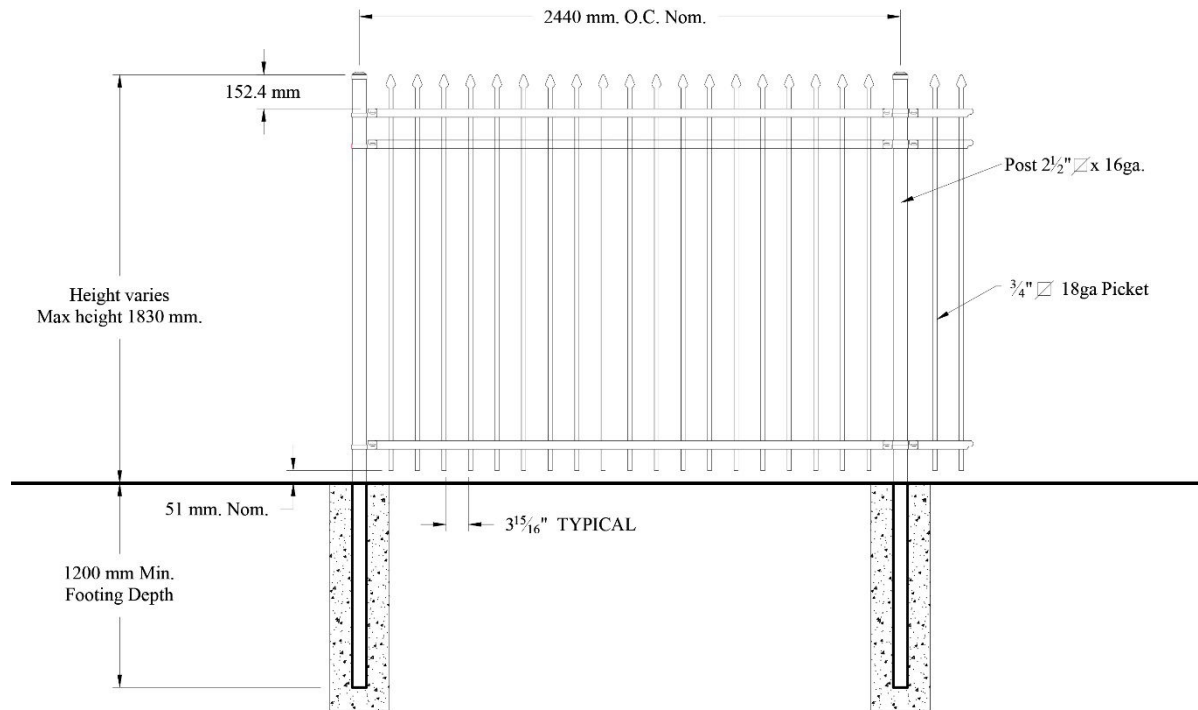
NOTE: Conceptual Design Subject to change at the sole discretion of the developer.



14.7. WOOD FENCE STANDARDS



14.8. ORNAMENTAL METAL FENCE STANDARDS



14.9. RM OF RITCHOT CONCRETE DRIVEWAY SPECIFICATIONS

