Tourond Creek
ST. ADOLPHE

By St. Adolphe Land Company Inc.

PHASE 1B | Architectural Guidelines and Site Standards for Townhouse and Two-Family Dwellings

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

Prepared by: Lombard North Group Ltd. June 2024

TABLE OF CONTENTS

1.0 | Contact Information **4**
2.0 | Revisions **5**
3.0 | Purpose of the Guidelines **6**
3.1. ARCHITECTURAL GUIDELINES & SITE STANDARDS *6*
4.0 | Phase 1B Townhouse and Two-Family Dwelling Zone **6**
5.0 | General Terms & Definitions **6**
6.0 | Security Deposit **7**
6.1. PURPOSE OF SECURITY DEPOSIT *7*
6.2. SECURITY DEPOSIT REFUND PROCEDURE *8*
7.0 | Instructions to Builders **8**
7.1. SCHEDULING *8*
7.2. JOB SITE CLEANLINESS & CONTINUOUS CARE OF PROPERTY *8*
7.3. CONCRETE WASH-OUT SITES *8*
7.4. EXCAVATIONS *9*
7.5. BY-LAW COMPLIANCE *9*
7.6. LOT GRADING *9*
8.0 | Architectural Vision **10**
8.1. CENTRAL VISION *10*
8.2. EXAMPLES OF ACCEPTABLE TOWNHOUSE AND TWO-FAMILY DWELLING UNITS *11*
8.3. RECOMMENDED COLOUR PALETTES *15*
9.0 | Approval Process **16**
9.1. GENERAL INFORMATION *16*
9.2. RIGHT TO APPROVE, REJECT, OR WAIVE *16*
9.3. APPROVAL TYPE *16*
10.0 | Submission Requirements **18**
10.1. SUBMISSION REQUIREMENTS *18*
10.2. TERMS OF APPROVAL *18*
11.0 | Townhouse and Two-Family Dwelling Design Guidelines **19**
11.1. ARCHITECTURAL GUIDELINES & SITE STANDARDS *19*
11.2. ACTIVE FRONTAGES *20*
11.3. CONSISTENT SETBACKS AND MINIMAL VARIATIONS IN BUILDING FRONTAGE *20*

11.4. STRONG CORNERS 20
11.5. BUILT FORM COMPATABILITY 20
11.6. HOUSE DESIGN REPETITION 20
12.0 | Townhouse and Two-Family Dwelling Design Requirements 21
12.1. TOWNHOUSE AND TWO-FAMILY DWELLING SITE DEVELOPMENT STANDARDS & REQUIREMENTS 21
12.2. BUILDING ON AVENUE DU PARC LOTS (I.E. LOTS 2 AND 3 BLOCK 1) 21
12.3. PHASE 1B: BUILDING ON HARVEST LANE LOTS (I.E. LOTS 1-42 BLOCK 2 AND LOTS 1-24 BLOCK 3) 22
13.0 | Minimum Building Requirements 23
13.1. PARKING 23
13.2. FAÇADE ARTICULATION 23
13.3. ROOF ARTICULATION 24
13.4. ELEVATION DESIGN 24
13.5. PROPORTION, SCALE, AND VISUAL MASSING 24
13.6. WINDOWS 25
13.7. APPROACHES & FRONT ENTRIES 25
a) Routed edges 25
b) Windows 25
c) Sidelights 25
d) Trims 25
e) Contrasting colours 25
13.8. DRIVEWAYS 26
13.9. COVERED ENTRIES & PORCHES 26
13.10. ROOFS & ROOFLINES 27
13.11. GARAGES 27
13.12. EXTERIOR WALL FINISHES 28
13.13. EXTERIOR DETAILING 28
14.0 | Landscape Vision 29
14.1. CENTRAL VISION 29
14.2. LANDSCAPE PLAN – REQUIRED FOR APPROVAL 29
14.3. OVERALL LANDSCAPE OBJECTIVES 29
14.4. MINIMUM REQUIREMENTS 30
14.5. RECOMMENDED PRACTICES 31

14.6. TREE PLANTING SPECIFICATIONS 31
14.7. PROHIBITED FEATURES IN THE LANDSCAPE 31
14.8. LANDSCAPE MAINTENANCE 32
14.9. FENCING 33
14.10. ACCEPTABLE WOOD FENCE DESIGN-SEE 17.8 33
14.11. ACCEPTABLE ORNAMENTAL METAL FENCE DESIGN – SEE 17.9 34
15.0 | Acceptance of This Document 35
16.0 | Submission Checklist 36
17.0 | APPENDIX 1: Reference Plans 37
17.1. REFERENCE PLAN A: MASTER PLAN 37
17.2. REFERENCE PLAN B: LOT TYPE PLAN 38
17.3. REFERENCE PLAN C: TOWNHOUSE AND TWO-FAMILY DWELLING PHASE 1B CONTEXT PLAN 39
17.4. REFERENCE PLAN D: SIDEWALKS & TRAILS PLAN 40
17.5. REFERENCE PLAN E: DRIVEWAY LOCATION PLAN 41
17.6. REFERENCE PLAN F: CONSTRUCTION ACCESS & CONCRETE WASHOUT LOCATION 42
17.7. REFERENCE PLAN G: FENCE LOCATIONS 43
17.8. WOOD FENCE STANDARDS 44
17.9. METAL FENCE STANDARDS (TYPE A) 45
17.10. IMPERIAL OIL PIPELINE EASEMENT & SETBACK 46
17.11. RM OF RITCHOT CONCRETE DRIVEWAY SPECIFICATIONS 47
18.0 | APPENDIX 2: Application Package 48

1.0 | Contact Information

SALCO has appointed Lombard North Group Ltd. as the Plan Review Team who will be solely responsible for handling all development applications and inquiries related to Townhouse and Two-Family development in Phase 1B at Tourond Creek. Should you have any questions when reading this document, or when preparing your architectural and site plans for approval, please do not hesitate to contact the Tourond Creek Plan Review Team. All correspondence may be sent either electronically, by mail, or in-person (subject to scheduling availability) to our plan review team.

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

The Plan Review Team will endeavor to respond to all inquiries within five (5) 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.

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: Townhouse and Two-Family Dwellings – Phase 1B. ***All Townhouse and Two-Family Dwelling designs and site plans will be reviewed against the most recent 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 Plan Review Team may re-issue this document to the builders/ to purchasers.

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

TABLE 1: REVISIONS

VERSION	DATE	EDITS / COMMENTS
0.0	*July 2020*	*Draft document*
1.0	*August 2020*	*Draft Refinements including landscaping requirements and house repetition restrictions.*
1.1	*March 2022*	*Updated Section 13.8 and 17.10*
1.2	*September 2023*	*Clarified sodding requirements*
1.3	*June 2024*	*Clarified Fencing 14.9, 14.10, 14.11*

3.0 | Purpose of the Guidelines

3.1. 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 Phase 1B Townhouse and Two-Family development. All Townhouse and Two-Family architectural designs and site plans will be reviewed against the current version effective at the time of submission. The contents of this document are subject to change. Where significant changes have been made, the Plan Review Team 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.

4.0 | Phase 1B Townhouse and Two-Family Dwelling Zone

The following lands designated Townhouse and Two-Family dwelling zones are located on the following BLOCKS and LOTS (see 17.3 CONTEXT PLAN):

BLOCK #	LOTS	STREET
1	2, 3	Avenue du Parc
2	1-42	Harvest Lane
3	1-24	Harvest Lane

The design of all Townhouse and Two-Family dwelling units to be located on the above listed LOTS AND BLOCK will be mandated by the Tourond Creek Architectural Guidelines and Site Standards for Phase 1B Townhouse and Two-Family development.

5.0 | General Terms & Definitions

Builder: A group, company, or individual responsible for construction of a dwelling..In many cases the Builder will also be the Purchaser

Security Deposit: Is the initial monetary deposit made by a Lot Purchaser as an agreement to act in good faith and in full compliance with the Architectural Guidelines and Site Standards 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 Ltd. (SALCO) is the owner of the land that comprises Tourond Creek Mixed-Use Residential Development.

Dwelling, Townhouse and Two-Family: means a residential structure, located on a single lot, containing two (2) or more dwelling units, each of which is designed for, or occupied by one family only, with separate housekeeping and cooking facilities for each family.

MALA: Manitoba Association of Landscape Architects, governed by the Canadian Society of Landscape Architects

Municipal Engineer: Stantec is the registered engineering consulting firm appointed by the Developer and approved by the RM of Ritchot to design and manage construction of infrastructure services in accordance with the Municipal servicing specifications and requirements.

Plan Review Team: Lombard North Group Ltd, appointed by the Developer; is responsible for reviewing and issuing architectural approvals and to manage the development of Tourond Creek.

Purchaser: company or individual that enters into an agreement with Developer to purchase one or more lots.

6.0 | Security Deposit

6.1. PURPOSE OF SECURITY DEPOSIT

6.1.1. The purpose of the Security Deposit is to ensure Townhouse and Two-Family dwelling construction and lot landscape improvements are consistent with the Code of Performance, Architectural Guidelines and Site Standards, and obligations under the Lot Sales Agreement. The Purchaser is required to provide a Security Deposit as specified in the Lot Sales Agreement. All or a portion of the Security Deposit can without limitation and at the sole discretion of the Plan Review Team be used as a penalty for any non-compliance including the following:

a. Architectural plan with approved architectural drawings.

b. Entrance, parking, driveway, sidewalk, 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.

e. Proportionate payment for general development clean-up or municipal infrastructure repairs which cannot be attributed to a specific Builder or Purchase

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 Security Deposit is refundable to the Purchaser as outlined below.

6.2. SECURITY DEPOSIT REFUND PROCEDURE

6.2.1. The Plan Review Team will, from time to time, carry out on-site inspections of construction to confirm compliance with Section 6.1.1. Upon completion of construction and all seasonal work such as driveway and sidewalk paving, sodding and landscaping, the Purchaser or Builder will notify the Plan Review Team at which time a final inspection will be carried out to confirm compliance.

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 Security Deposit refund.

7.0 | Instructions to Builders

7.1. SCHEDULING

7.1.1. All vehicular and pedestrian access (vehicle approaches, on-site parking, sidewalks) must be finished on or before the date of occupancy of the dwelling. This may be extended at the discretion of the Plan Review Team in the event that the date of occupancy is during the winter months.

7.1.2. Landscaping must be completed no later than one (1) year after the 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 & CONTINUOUS CARE OF PROPERTY

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 roll off dumpsters or other acceptable enclosures to be approved by the Plan Review Team. No building waste or other material of any kind shall be dumped or stored on land. Only clean earth 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 shall be regularly removed from approved enclosures. In the event that garbage, refuse, etc. is not removed to the satisfaction of the Plan Review Team on a regular basis, notice will be provided requiring removal of waste within 48 hours. If the waste is not removed within 48 hours of the notice, removal will be undertaken by the Developer at the cost of the Builder/ Lot Purchaser, with the cost deducted from the Security Deposit.

7.2.3. Where infrastructure damage cannot be attributed to a particular construction activity on a lot, costs or repairs shall be allotted among all lots under construction in Phase 1B on a 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 landscape areas within the boulevards.

7.3. CONCRETE WASH-OUT SITES

7.3.1. There are designated concrete wash-out sites within the development (See 17.6). Concrete wash-out may ONLY be done within the specified location. The 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 under construction.

7.4. EXCAVATIONS

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

7.5. BY-LAW COMPLIANCE

7.5.1. The Purchaser or Builder shall comply with all RM of Ritchot zoning by-laws and use of the lot(s); and the applicable zoning and development agreements between the RM of Ritchot and the Developer. For more information, please refer to the R.M. of Ritchot Zoning By-law 9-2019.

7.6. LOT GRADING

7.6.1. The Developer covenants and agrees to complete the rough grading of all lots.

7.6.2. The Plan Review Team will provide the Builder or Purchaser with a Lot Grade Slip once their architectural and site 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. Each Purchaser or Builder is required to sod the boulevard fronting and flanking the lot, and at the request of the Plan Review Team in accordance with the requirements of the Development Agreement.

8.0 | Architectural Vision

8.1. CENTRAL VISION

Tourond Creek is a master 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 styles may be permitted, subject to approval by the Plan Review Team.

8.1.3. Architectural and site plans selected for Tourond Creek shall make full and effective use of space, both in terms of floorplan layout and how the Townhouse and Two-Family dwellings are positioned on the lot.

8.2. EXAMPLES OF ACCEPTABLE TOWNHOUSE AND TWO-FAMILY DWELLING UNITS



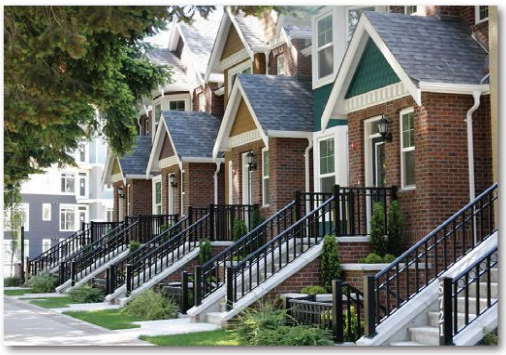
ABOVE: Appropriate proportions, architectural detailing, and use of cultured stone (a high-quality finish).

BELOW: Pedestrian-scale entries fronting a public street create a lively and welcoming space. Careful design and use of windows help provide visual interest to the front facade.



















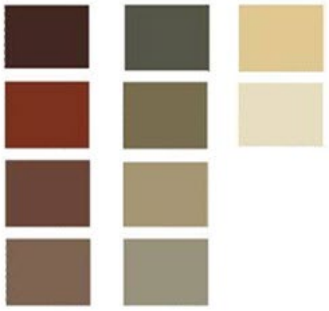


SOME POINTS TO CONSIDER:

- ✓ provide entrances that are visible from the street
- ✓ focus architectural details and high quality exterior finishes on the front facade
- ✓ make use of shrubs and planting beds to highlight your product
- ✓ variation in colour and materials can create visual interest

8.3. RECOMMENDED COLOUR PALETTES

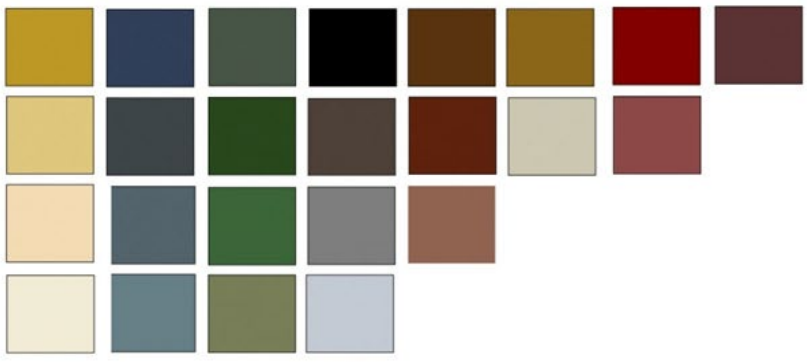
NOTE: For the purposes of this document, the names of the colour palettes shown are part of a naming convention only and are not part of a requirement for specific architectural design of the Townhouse and Two-Family Dwellings. Architectural elements of the Arts and Craftsman, Prairie, and Colonial styles may be incorporated into the design, but are not required. The colour palettes shown are intended to serve as examples of complementary colour schemes that should be carefully selected to blend harmoniously within the community of Tourond Creek.



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 Plan Review Team, all applications will be assessed fairly and evaluated against the most recent criteria provided herein.

Preliminary and final designs and colour and material palette specifications are to be submitted for approval by email to the Plan Review Team: planreview@lombardnorth.com

NOTE: Digital PDF files for all applications are preferred.

The Plan Review Team will endeavor to respond to all submissions within five (5) business days 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 Plan Review Team reserves the right to reject any approval if it is determined that the overall design does not follow the standards and guidelines of the development. The Plan Review Team reserves the right to approve and/or waive any requirements listed within this document.

NOTE: All preliminary architectural and site 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 10.2 Terms of Approval.

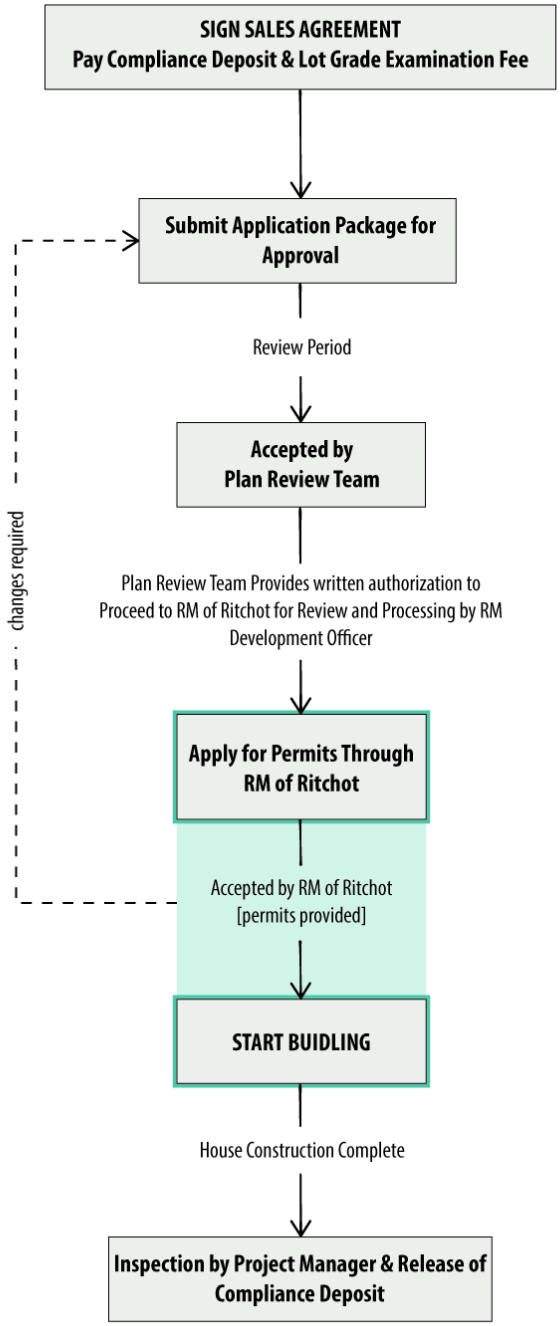
9.2.2. The RM of Ritchot will not review building permit applications before a Full Application Package has been submitted for review and approved by the Plan Review Team.

9.2.3. **FULL APPLICATION PACKAGE**: Submission of **Part A** (Architectural Design & Site Plan) & **Part B** (Colours & Materials). See APPENDIX 2: Application Package.

9.3. APPROVAL TYPE

FULL APPROVAL: Lot-specific architectural dwelling plans including all detailed drawings and Colour and Material Palette specifications will be granted Full Approval in accordance with the following process:

Figure 1: Approval Process Flow Chart



10.0 | Submission Requirements

10.1. SUBMISSION REQUIREMENTS

10.1.1. The Purchaser/Builder shall submit to the Plan Review Team for Full Approval one (1) completed Application Package for each Building (defined as a single structure containing multiple dwelling units) consisting of one (1) copy of each of the following:

1) Form 'A' Approval Application: Architectural Design & Site Plan

- **Site Plan**: fully dimensioned and annotated site plan drawn at an appropriate scale identifying: building location(s), vehicular approach and circulation, parking (below grade and surface), pedestrian walkways, fence location, projections, basement outline, all required setbacks, garbage enclosures, lighting, patios, decks, balconies, building facades, front and rear doors, and grading at all entry points and building corners.
- **Landscape Plan (Required for Townhomes Only)**: fully dimensioned and annotated landscape plan prepared by a qualified Landscape Architect including:
    - Site / Layout Plan drawn at an appropriate scale identifying: dimensions, building location(s), vehicular approach and circulation, parking (surface), pedestrian walkways, fence location, projections, basement outline, all required setbacks, garbage enclosures, lighting, patios, decks, balconies, building facades, front and rear doors, and finished grades at the first floor of the building, all entry points, the building and garage corners, the garage slab, and final grades at the corners of the lot, and at the side yards of the lot opposite the corners of the house and the garage
    - Planting plan (to scale) with comprehensive plant list
    - All necessary specifications and construction details
- **Floor and Roof Plans**: including floor area per unit, per level (reported in sq. ft.)
- **Elevations**: including design grade elevations showing the following proposed elevations:
    - front, rear, and side building setbacks
    - main floor elevation with grades at all corners
    - garage/parking structures and all secondary and all secondary structure floor elevation with grades at all corners
    - ground elevation at front, rear, and sides of building and along the property lines which are perpendicular to those ground elevations.
    - design lot corner elevations from the civil grade plan – the civil lot grade plan is provided to the Builder

2) Form 'B' Approval Application: Colour and Materials Palette Specifications

- Including manufacturer/supplier of building materials, the type and location of materials and colours on the roof, front, side, and rear elevations and all proposed architectural details for all structures

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

10.2. TERMS OF APPROVAL

10.2.1. **Incomplete applications will be returned without review.**

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

10.2.3. Full Approval is required **before** the submission of plans to the RM of Ritchot and the start of construction.

10.2.4. Builders and/or Purchasers are advised to contact the Plan Review Team to determine the extent of any design restrictions which may apply to their lot(s).

10.2.5. **Preliminary design plans must be submitted for review a minimum of two (2) weeks before the final submission of detailed plans.**

10.2.6. The Plan Review Team reserves the right to deny approval if the overall design does not comply with the standards and guidelines of the development as detailed in this document.

10.2.7. The Plan Review Team reserves the right to waive any requirements concerning any approval.

10.2.8. 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.

10.2.9. The issuance of an approval, grade slip, or provision of other information by the Developer or the Plan Review Team 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.

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

10.2.11. In all cases, approved designs shall take precedence over subsequent applications.

10.2.12. **If the RM of Ritchot requires any changes to be made, the plans must be re-submitted to the Plan Review Team for Full Approval.**

11.0 | Townhouse and Two-Family Dwelling 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 Tourond Creek Architectural Guidelines and Site Standards for Phase 1B Townhouse and Two-Family Dwelling development. All Townhouse and Two-Family Dwelling architectural 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 Plan Review Team 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 Plan Review Team.

11.2. ACTIVE FRONTAGES

11.2.1. Buildings can enliven and enhance the public realm by orienting them to the street and creating pedestrian-first environments. The goal is to promote a comfortable and safe neighbourhood environment, and to encourage the development of active frontages where:

a. Building entrances are prominent from the street;

b. Doors and windows are closely spaced;

c. Blank walls and tall opaque fencing are avoided;

d. Front façades include attractive architectural details (e.g. bay windows, porches, etc.); and

e. Plazas, patios and other seating areas are provided.

11.3. CONSISTENT SETBACKS AND MINIMAL VARIATIONS IN BUILDING FRONTAGE

11.3.1. Consistent building lines without significant variation in setbacks can create a more intimate and comfortable pedestrian environment while also creating a definition between public and private space.

11.4. STRONG CORNERS

11.4.1. Corner lots at intersections are visually important and prominent sites. Blank sidewalls are to be avoided and should carry some of the same architectural details as the front of the house. Corner buildings also act as landmarks and represent a transition between neighbourhood blocks.

11.5. BUILT FORM COMPATABILITY

11.5.1. Massing of multiple-storey buildings must respect the neighbourhood, especially if adjoining neighbourhoods are composed of one or two storey residences. This can include, but not be limited to, the following design and planning considerations:

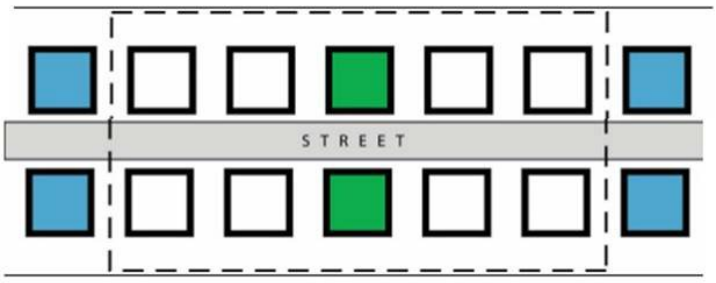
a. Set/step-backs of upper floors being more than those of lower floors;

b. Setbacks within yards; and

c. Landscaped buffer areas.

11.6. HOUSE DESIGN REPETITION

11.6.1. House design repetition will have a minimum separation requirement of two (2) lots on the same side of the street. The same house design may be placed directly opposite each other on either side of the street, so long as there is conformance with the separation requirement on both sides of the street. The degree of similarity between two house plans/elevations is at the sole discretion of the Developer and the Project Manager.



12.0 | Townhouse and Two-Family Dwelling Design Requirements

12.1. TOWNHOUSE AND TWO-FAMILY DWELLING SITE DEVELOPMENT STANDARDS & REQUIREMENTS

12.1.1. The following subsections describe the minimum site development requirements for Phase 1B Townhouse and Two-Family Dwelling development. It is the responsibility of the purchaser to ensure that all architectural and site plans satisfy the minimum requirements. Failure to comply will result in an incomplete Application or a rejected application until edits are made to the application.

12.2. BUILDING ON AVENUE DU PARC LOTS (I.E. LOTS 2 AND 3 BLOCK 1)

12.2.1. No building shall be greater than three (3) stories in height.

12.2.2. Minimum dwelling size for Two-Family dwellings shall be 1000 square feet per unit.

12.2.3. Bulk use requirements include the following approved by the RM of Ritchot:

Use	Minimum Requirements					Maximum Requirements	
	Site Area (sq. ft.)[1]	Site Width (ft.)[1]	Front Yard (ft.)[2,3]	Side Yard (ft.)[4]	Rear Yard (ft.)	Height (ft.)	Site Coverage (%)
Two-Family PUD	2,400	24	15	Interior separation between each dwelling group 8 feet (internal side yard for each dwelling group 4 feet) Corner side yard 5 feet	20	35	70

NOTES: Two-Family Planned Unit Development Requirements:

1 Minimum side yard along party walls by two or more dwelling units facing the street and shared by two or more accessory detached garage units facing the rear land, established by a lot split, may be 0 feet in width.
2 Each residential lot created must provide at least 2 parking spaces with access to the required spaces directly from a public lane.
3 All required parking areas and driveways accessory to Townhouse and Two-Family Dwellings must be surfaced with an all-weather, adequately drained, hard surface of, concrete, paving stones, or similar materials approved by the Plan Review Team and the RM of Ritchot.
4 Detached single car garage is permitted
5 Accessory structures may only be located in the rear yard and shall be set back a minimum of 8 feet from the rear property line.

12.2.4. **Imperial Oil Pipeline Setbacks**

a) Minimum setback from Imperial Oil Pipeline Right-of-Way to edge of habitable structures is 32.41 feet.
b) Non-habitable structures (e.g. garages, sheds, decks, eaves, etc.) that are partially or fully within the setback from the pipeline easement must receive approval from Imperial Oil. Paved parking areas, driveways, landscaping, etc. are permitted within the setback, but must be approved by Imperial Oil.

12.2.5. **Projections and Obstructions in Required Yards (Principal Buildings Only)**

Every part of a required yard shall be open and unobstructed from the ground level to the sky, save for trees, shrubs, gardens, fences, sidewalks and driveways, and as herein provided:

a) Architectural features, such as chimneys, bay windows, alcoves, cantilever canopies and awnings, eaves and gutters may extend into a required front, side or rear yard a distance of not more than three (3) feet, provided the width of such side yard is not reduced to less than 3 feet.
b) Open, unenclosed and uncovered porches, decks or terraces may project into a required front or rear yard for a distance not exceeding 8 feet at or below main floor level.
c) Open, unenclosed stairways or balconies, not covered by a roof or canopy, may project into a required rear yard or required front yard for a distance of not more than 4 feet.
d) Side yard entries are not allowed.

12.3. PHASE 1B: BUILDING ON HARVEST LANE LOTS (I.E. LOTS 1-42 BLOCK 2 AND LOTS 1-24 BLOCK 3)

12.3.1. no building shall be greater than two (2) stories in height.

12.3.2. Minimum dwelling size for two-family dwellings shall be 1000 square feet per unit.

12.3.3. Bulk use requirements include the following approved by the RM of Ritchot:

Use	Minimum Requirements					Maximum Requirements	
	Site Area (sq. ft.)[1]	Site Width (ft.)[1]	Front Yard (ft.)[2,3]	Side Yard (ft.)[4]	Rear Yard (ft.)	Height (ft.)	Site Coverage (%)
Two-Family PUD	5,000	50	20	Interior Lot 5 Corner/ Reverse Corner Lot 8	20	35	45

NOTES: Two-Family Planned Unit Development Requirements:

1 Minimum site area for a Two-Family lot subject to a lot spilt shall be 2,500 square feet, with a corresponding minimum site width of 25 feet.
2 Each residential lot created must provide at least 2 parking spaces with access to the required spaces directly from a public street to serve the Two-Family residential lot.

3 Minimum side yard along a party wall may be 0 feet in width.

12.3.4. **Projections and Obstructions in Required Yards (Principal Buildings Only)**

Every part of a required yard shall be open and unobstructed from the ground level to the sky, save for trees, shrubs, gardens, fences, sidewalks and driveways, and as herein provided:

a) Architectural features, such as chimneys, bay windows, alcoves, cantilever canopies and awnings, eaves and gutters may extend into a required front, side or rear yard a distance of not more than three (3) feet, provided the width of such side yard is not reduced to less than 3 feet.
b) Open, unenclosed and uncovered porches, decks or terraces may project into a required front or rear yard for a distance not exceeding 8 feet at or below main floor level.
c) Open, unenclosed stairways or balconies, not covered by a roof or canopy, may project into a required rear yard or required front yard for a distance of not more than 4 feet.
d) Side yard entries are not allowed.

13.0 | Minimum Building Requirements

The following indicates the minimum building requirements for all Townhouse and Two-Family Dwellings in Tourond Creek - Phase 1B. It is the responsibility of the Purchaser to ensure that all architectural and site plans satisfy the minimum requirements. Failure to comply will result in an incomplete Application and building permits will not be granted.

13.1. PARKING

13.1.1. The Purchaser must provide all required off-street parking spaces and driveways.

13.1.2. All required parking areas including driveways must conform to current and applicable municipal requirements.

13.1.3. All required parking areas and driveways accessory to Townhouse and Two-Family Dwellings must be surfaced with an all-weather, adequately drained, hard surface of, concrete, paving stones, or similar materials approved by the Plan Review Team and the RM of Ritchot.

13.2. FAÇADE ARTICULATION

13.2.1. Townhouse and Two-Family Dwellings that have a façade greater than 30 feet in length abutting a street, measured horizontally, must incorporate architectural features such as wall plane projections or recesses to visually interrupt the façade.

13.2.2. No uninterrupted length of any building façade may exceed 30 horizontal feet.

13.3. ROOF ARTICULATION

13.3.1. Roofs should be designed to form an integral part of any project and complement the overall architectural design. Where exposed roof surface areas are large, it is mandatory to incorporate sensitive design elements that break down perceived proportion, scale and massing of the roof to create human-scaled surfaces.

13.3.2. Townhouse and Two-Family Dwellings are required to have at least one interruption in the roofline every 20 feet such as a gable or other break in the horizontal line of the roof ridgeline.

13.3.3. The exposed roof area when calculated perpendicular to a vertical viewing plane should not exceed 40% of the total projected wall and roof area. Alternatively, large roof areas should be broken down into smaller volumes by varying the roof planes, or by introducing sensitive design elements such as dormer windows.

13.3.4. Sloped roofs must have a minimum overhang of 450 mm or 18 inches. Fascia boards should be a minimum 150 mm or 6 inches. Permitted claddings for sloped roofs include pre-finished steel standing seam roofs complete with snow and ice stops, asphalt shingles, cedar shingles/shakes, granular faced aluminum shingles, clay or concrete tile roofing and glazing.

13.3.5. While roof pitch is not prescribed, special consideration must be given to the integration of the roof with the building architecture.

13.4. ELEVATION DESIGN

Any materials used on the front elevation of all other structures must wrap around to the sides of the dwelling for a minimum of 2.0 ft. or to a point where the material can logically end in accordance with the dwelling's design. All material cladding shall adhere to electrical codes and standards.

13.4.1. **Front Elevations**

a. At least two (2) planes are required for Townhouse and Two-Family Dwellings.

b. Each plane must project a minimum of one (1) foot from adjacent planes.

13.4.2. **Side Elevations**

a. 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 dwelling's design.

13.4.3. **Rear Elevations**

a. The design of the rear elevation must be integral to the design of the rest of the dwelling structure, not an afterthought.

b. The proportion of windows to elevation must be consistent for both front and rear elevations.

c. Window trim colours must be identical for all windows located in the same elevation.

13.5. PROPORTION, SCALE, AND VISUAL MASSING

13.5.1. Second floor footprints must be consistent with the general house design and proportions on the main floor.

13.5.2. For houses with attached, front-facing garages, the second floor must span at least 3/4 the width of the garage.

13.5.3. The side elevation of the garage must not extend more than (1524 mm.) 5.0 ft. beyond the side elevation of the house.

13.6. WINDOWS

13.6.1. Windows must be of a consistent design on all sides of the dwelling - special feature windows may be different, subject to approval by the Plan Review Team.

13.6.2. Trim-less windows are **not permitted** on the front elevation of any dwelling.

13.6.3. Stucco build-outs and pre-finished wood trims are permitted.

13.6.4. Horizontal aluminum or vinyl sliding windows are not permitted except in basements.

13.6.5. Shutters and other architectural detailing are encouraged, where appropriate. Additional detailing must be present on all front windows (i.e. trim, muntin bars, etc.).

13.6.6. 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.

13.7. APPROACHES & FRONT ENTRIES

13.7.1. Entrances must be of human scale and proportion.

13.7.2. 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.

13.7.3. Front entries and doors must not be obstructed by an attached garage, where applicable.

13.7.4. Angled front doors and entries are permitted only on regular and corner lots, provided the door is full visible from the street on regular.

13.7.5. 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

13.7.6. All front entry stairs shall be constructed of concrete or masonry. - **wood stairs are not permitted**.

13.7.7. Home address letters and numbers must be appropriate in scale, font, and colour and must reflect the architectural style of the home.

13.8. DRIVEWAYS

13.8.1. Driveway locations must be sited as shown on the Driveway Plan (see Sec. 17.5 Reference Plan E).

13.8.2. Driveways must be constructed no later than 3 months year after construction is completed (weather permitting).

13.8.3. Front yard 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

13.8.4. Deposits will not be released until the Plan Review Team has inspected and approved the driveway construction.

13.9. COVERED ENTRIES & PORCHES

13.9.1. Transitional spaces such as porches or covered entries are encouraged on all dwellings.

13.9.2. All entry elevations shall be no lower than one step below the finished main floor elevation inside the house.

13.9.3. Porches must be integral to the design of the exterior and carry the theme, character, and overall design of the home.

13.9.4. Wooden column bases are not permitted. A heavier material must always be below (supporting) a lighter one.

13.9.5. Porch bases may be screened with concrete, masonry, stone, smart trim panels.

13.9.6. Porches must follow a 2:1 width to depth proportion.

13.9.7. Covered entries are limited to a 1:1 width to depth proportion.

13.9.8. Exaggerated porches and covered entries will NOT be permitted.

13.9.9. Glass and Plexiglas are NOT permitted on the front entry or porch elevation.

13.10. ROOFS & ROOFLINES

13.10.1. All roof pitches shall be no less than 4:12.

13.10.2. Flat roofs are NOT permitted.

13.10.3. Monolithic roof masses should be avoided. Stepped roof lines, dormers, or gable features are preferred and provide visual interest and variety to the neighbourhood.

13.10.4. 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 Plan Review Team.

13.10.5. Three-tab basic shingles are NOT permitted.

13.10.6. Barrel profile terra-cotta clay tile is NOT permitted.

13.10.7. Exposed metal flashings, vents, stacks, etc., associated with roof finish must be painted or pre-finished to match the roof.

13.11. GARAGES

13.11.1. The design and character of the Two-Family Dwelling garage should be integrated with the dwelling.

13.11.2. Attached garages that front a street must be front access.

13.11.3. 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.

13.11.4. Garage roof pitch must conform to the house roof pitch. Garage roof design is subject to the same standards as house roof design.

13.11.5. Garage wall finishes must complement those of the house.

13.11.6. Garage doors shall be painted or stained in a colour that is complimentary to the exterior of the main house.

13.11.7. Garage doors with windows are encouraged.

13.11.8. Sufficient detailing is required to avoid the appearance of an industrial overhead door.

13.11.9. Detailed detached garage plans, along public lanes only, 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 10.0 – Submission Requirements.

13.11.10. The Developer may register a caveat against the title of the lot to ensure compliance with detached garage plan requirements.

13.11.11. For lane lots, if the Builder does not construct a detached garage, the Builder must – at a minimum construct a garage-ready parking pad reflecting 13.1.3 and municipal By-Law requirements (12.5 ft. wide x 20 ft. deep max.) at the time of initial house construction.

13.12. EXTERIOR WALL FINISHES

13.12.1. **High Quality Wall Finish**: higher quality wall finishes including clay brick, cultured stone, stone, wood, Hardie board or equivalent material as approved by the Plan Review Team.

13.12.2. **Secondary Wall Finish**: less quality wall finishes including vinyl siding, coloured stucco, and acrylic stucco.

13.12.3. Other materials may be considered on a case-by-case basis.

13.12.4. Required architectural detailing applies equally to all building elevations including where the side and rear of a principal building or an accessory building is adjacent to or visible from, any public street, public park, or adjacent development.

13.12.5. The use of vinyl siding on the main floor level of the front façade of any Townhouse and Two-Family Dwelling in Tourond Creek is not encouraged and is subject to Plan Review Team Approval.

13.12.6. Each principal structure must have at least two (2) types of exterior wall finishes, one of which must be a High-Quality Wall Finish.

13.12.7. Walls clad in a single material are not permitted.

13.12.8. High Quality Wall Finishes must cover a minimum of 40% of the front elevation.

13.12.9. Public Reserve lots (i.e. Lots 1-24, Block 2) have special requirements. High Quality Wall Finishes on these lots must cover a minimum of 15% of the rear elevation. Window detailing on these lots shall be consistent with those of the front elevation. More than one (1) rear elevation plane (minimum 0.61 meters protrusion) is required.

13.12.10. Stucco finishes must be selected with care and must complement the overall architectural style of the principal and accessory structure. Decorative finishes such as California, Monterey, Santa Barbara, and Travertine are not appropriate.

13.12.11. Jumbo/giant brick or 'boulder' style cultured stone is NOT permitted.

13.13. EXTERIOR DETAILING

13.13.1. Trim and fascia are integral to the appearance of the Townhouse and Two-Family Dwelling. Provide appropriate contrast when selecting colours.

13.13.2. Perforated/ventilated aluminum soffits and fascia are permitted. Continuous 2-inch strip venting in soffits is preferred.

13.13.3. Fascia boards and trim are to be made of aluminum or wood, painted/stained to be consistent with the exterior colour palette.

13.13.4. Vinyl fascia, trim, and eaves are NOT permitted.

13.13.5. Parging height must be a maximum of 18 inches.

13.13.6. Blank walls without fenestration at street level or upper levels will not be permitted on facades adjacent to or visible from public streets, public parks, or adjacent development.

13.13.7. All residential structures within the development are encouraged to have main entrances facing public streets.

14.0 | Landscape Vision

14.1. 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 sustainable plants and plant communities is paramount to providing a landscape capable of moderating the suburban microclimate. Where possible, existing trees have been preserved. Naturalized storm water retention lakes are part of functioning, productive ecosystems which reduce storm water runoff and removing added sediments and nutrients from water bodies before they drain into 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.

14.2. LANDSCAPE PLAN – REQUIRED FOR APPROVAL

14.2.1. A landscape plan must be submitted as a part of any Townhouse development application.

14.2.2. Landscape Plan: fully dimensioned and annotated landscape plan **prepared and stamped by a qualified Landscape Architect** including:

a. Site / layout plan drawn at an appropriate scale identifying: building location(s), vehicular approach and circulation, parking (surface), pedestrian walkways, fence location, projections, basement outline, all required setbacks, garbage enclosures, lighting, patios, decks, balconies, building facades, front and rear doors, and grading at all entry points and building corners.

b. Planting plan (to scale) with comprehensive plant list; and,

c. All necessary specifications and construction details. Specifications should be provided on the drawing sheet(s) submission.

14.3. OVERALL LANDSCAPE OBJECTIVES

14.3.1. Appropriate, high-quality landscape design for all single and Townhouse and Two-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. Create a landscape plan where maintenance is both manageable and sustainable.

14.4. MINIMUM REQUIREMENTS

The following outlines the minimum requirements for Townhouse and Two-Family Dwelling site landscaping at Tourond Creek. Additional landscape features may be introduced, subject to approval by the Plan Review Team.

NOTE: All front yard landscaping as stipulated in this section must be completed within the FIRST YEAR of occupancy.

14.4.1. All plants must adhere to the Canadian Nursery Landscape Association (CNLA) Landscape Standards (check www.canadanursery.com for more information).

14.4.2. Plant materials located within 20 ft. of a public street must be salt-tolerant.

14.4.3. Plant materials – MINIMUM PLANT SIZE

a. deciduous trees located within 5 feet of a walkway, path, or pathway: 50 mm -75 mm caliper, and of species that will have their lowest branches at least 6 feet above grade at maturity

b. deciduous trees not located within 5 feet of a walkway, path, or pathway: 50 mm-75 mm caliper

c. coniferous trees: 6 feet high at the time of planting

d. all shrubs: two (2) gallon container, and of species that are hardy within Climatic Zones 2 or Zone 3

e. groundcover, annuals, and perennials: no minimum size

14.4.4. Landscape designs shall be respectful of neighbouring properties and the community as a whole.

14.4.5. Planting additional trees, where appropriate, to increase the overall tree canopy within the community is encouraged.

LANDSCAPING – MINIMUM REQUIREMENTS

ITEM	DESCRIPTION	REQUIREMENT / PROVISION
1	Sodding and Street Edge Landscaping	*The entire front yard and side yards to the rear elevation shall be sodded. Each lot shall contain a minimum of one (1) deciduous tree or coniferous tree per unit in the front yard. For lots backing onto public reserve, park or pathways, the entire rear yard is required to be sodded.*
2	Building Foundation Landscaping	*REQUIRED FOR ALL PRINCIPAL BUILDINGS* *At least one (1) shrub must be planted per each 1.5 meters of facades facing a public right-of-way or containing a principal building entrance.* **Foundation plantings may be clustered to provide interest.* **Foundation planting is not required, but is encouraged along any portion of the side or rear of buildings.*

14.5. RECOMMENDED PRACTICES

14.5.1. 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 Plan Review Team. The list below includes several sustainable and easy-to-follow practices for successful gardening:

a. Consider constructing a rain garden. Read more here:

www.raingardentour.ca | www.cmhc-schl.gc.ca/en/co/grho/grho_007.cfm

b. Select only native plant species whenever possible.

c. Treated wood for edging planting beds is not permitted

d. Consider using compost to amend planting beds and soils in all plantings.

14.6. TREE PLANTING SPECIFICATIONS

14.6.1. **Minimum Setbacks – Guidelines for Tree Planting**

a. Consider the roots - allow for tree growth both above & below the ground.

b. Consider the crown - consider that the crown (leafy part of tree) will grow and spread.

c. Plant trees at least:

d. 2.5 meters away from sidewalks, driveways, and pathways

e. 2.0 meters. from road-side / curb

f. 4 meters. away from buildings

g. 7.5 meters. away from overhead utilities for medium-large trees; 4.0 meters for smaller trees

h. 3.0 meters away from pad-mounted (surface) utilities, fire hydrants and light standards

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

14.7. PROHIBITED FEATURES IN THE LANDSCAPE

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

14.7.1. 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-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 and must comply with (RM of Ritchot Zoning By-law 9-2019).
f. Invasive species (check www.invasivespeciesmanitoba.com for more information).
g. Excessive crushed stone or rock fill between lots.

14.7.2. **Plants That Are Not Permitted:**

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

14.8. LANDSCAPE MAINTENANCE

14.8.1. The owner must maintain all landscaping and buffering areas required by these guidelines, free from refuse and debris and with a neat appearance; and must maintain plant materials, including lawns and naturalized landscaping, in a healthy growing condition. The owner must replace any plant material required by this section that dies or becomes diseased. **The owner must:**

a. Maintain street edge landscaping between a height of 30 inches and a height of 6 feet above grade to preserve sightlines between public streets and adjacent properties, except where a fence has been erected.
b. Limit fences, hedges, and landscape architectural features to a height of no more than 3.5 feet in the front yard and 6 feet in the rear and side yards (RM of Ritchot Zoning By-law 9-2019).

c. Maintain each required landscape or buffer area with adequate surface drainage in order to prevent the accumulation of standing water, and must maintain drainage features free of refuse and debris so as to allow water to drain freely.

d. Maintain all landscaping to avoid encroachment onto pedestrian walkways and to maintain a minimum clear distance of 2.0 meters f above all pedestrian walkways.

14.9. FENCING

14.9.1. 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 17.7 Reference Plan G** for the location, specification, and construction details of wood fencing and wood fence specification and ornamental metal fencing and ornamental metal fencing specifications.

14.9.2. Where Homeowners wish to construct privacy fencing between lots, wood fencing has been specified for all single-family lots except those identified in Section 17.7 – Reference Plan G. See Section 14.10 for Acceptable Wood Fence Design

14.9.3. No fencing shall exceed six feet (6') in height.

14.9.4. Fencing cannot extend beyond the front facade of the dwelling except in locations where homes are siding onto either back lanes or collector roads.

a. Where side yard fencing is required (See 14.10) 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.

14.9.5. **The Purchaser, at its own cost, is required to provide appropriate fencing and landscape buffers adjacent to any public lane, subject to design approval of Plan Review Team; Please See 17.7 REFERENCE PLAN G.**

14.10. ACCEPTABLE WOOD FENCE DESIGN-SEE 17.8

a. Solid cedar or brown cedar tone pressure treated wood fence design or equivalent, subject to written approval by Design Manager:

b. Where Homeowners wish to construct privacy fencing, wood fencing has been specified for all single-family lots except those identified in Section 17.7 – Reference Plan G.

c. 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;

d. Fence sections to be 2440 mm (96") wide.

e. Fence posts to be 2440 mm (96") on center.

f. All connections of the posts to structural rails shall be executed using galvanized or coated 4.76mm x 126mm long deck screws.

g. 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.

h. 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.

i. Posts must be driven below the frost line - a minimum of 1830 mm (6' deep).

14.11. ACCEPTABLE ORNAMENTAL METAL FENCE DESIGN – SEE 17.9

a. Fence Style: **Ameristar Montage Plus Classic Steel Ornamental 3-rail fence system.**

b. Fence sections to be 2440 mm (96") wide.

c. Fence posts to be 2440 mm (96") on center.

d. Finish shall be black T.G.I.C. Polyester powder coat finish, all parts.

e. All surfaces of the metal fencing must be treated to prevent rust, corrosion, or other factors which might reduce structural integrity.

f. Fencing shall be set back a minimum of 150 mm from all property lines to ensure that no encroachment onto public lands occurs.

g. Fence posts shall be no greater than 2440 mm apart as per manufacturer's specifications, and as shown on the Drawings.

h. Fence panels shall be attached to posts with brackets supplied by manufacturer. Tamper proof nuts are preferred.

i. All fence posts shall be plumbed and set to give correct alignment. Bending of posts to achieve correct alignment is not acceptable.

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

15.0 | Acceptance of This Document

Upon authorization of the Lot Sale Agreement, please sign and return this portion of the Tourond Creek Townhouse and Two-Family Dwelling Architectural Guidelines & Site Standards to the Plan Review Team. Emailed scanned copies of this page will be accepted.

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

LOT: _____ BLOCK: _____ PLAN: _____

CIVIC ADDRESS: _____

Dated this _____ day of _____ , 2020.

_____ _____

(Purchaser - name) (Purchaser - signature)

_____ _____

(Witness - name) (Witness - signature)

16.0 | Submission Checklist

Please use this checklist to ensure your application is complete and in compliance with the Tourond Creek Architectural Guidelines & Site Standards - Phase 1. Please submit the complete Application Package to the Plan Review Team for approval by email to the Plan Review Team, at planreview@lombardnorth.com

Note: Digital PDF format files are preferred.

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

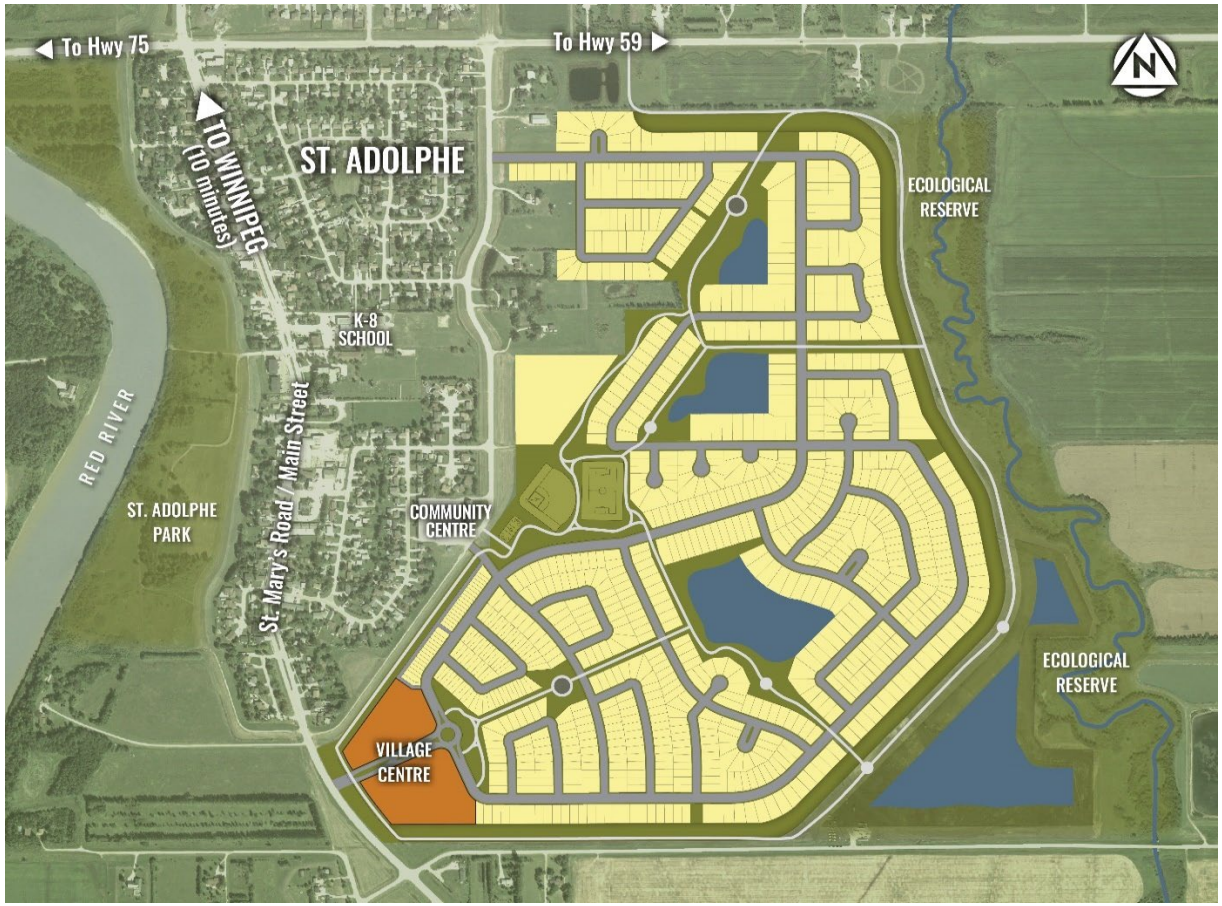
Lombard North Group
310-111 Lombard Ave.
Winnipeg, MB, R3B 0T4
(204) 943-3896

REQUIRED DOCUMENTS:

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

17.0 | APPENDIX 1: Reference Plans

17.1. REFERENCE PLAN A: MASTER PLAN



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

17.2. REFERENCE PLAN B: LOT TYPE PLAN



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

17.3. REFERENCE PLAN C: TOWNHOUSE AND TWO-FAMILY DWELLING PHASE 1B CONTEXT PLAN



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

17.4. REFERENCE PLAN D: SIDEWALKS & TRAILS PLAN



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

17.5. REFERENCE PLAN E: DRIVEWAY LOCATION PLAN



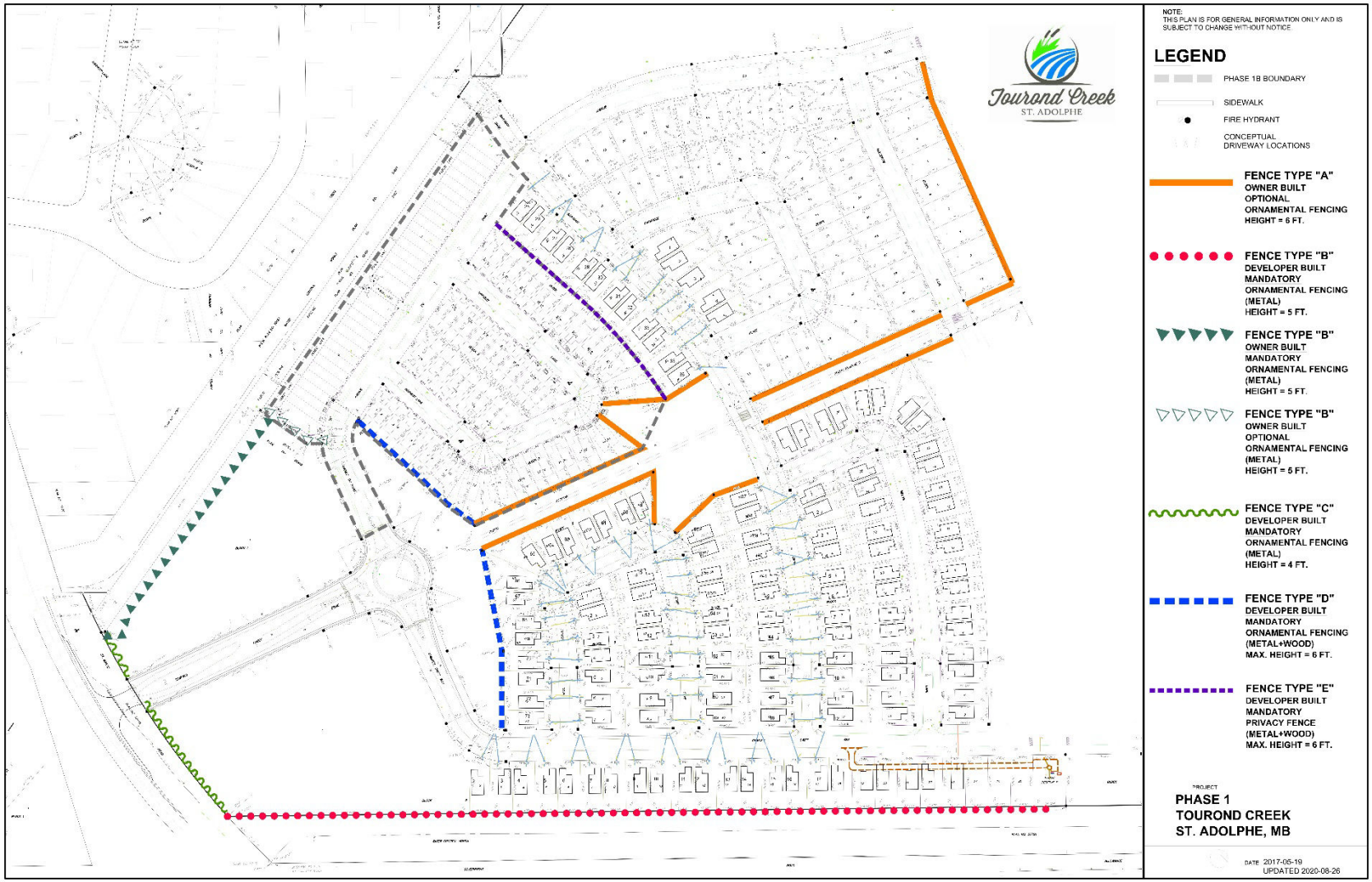
NOTE: Conceptual Design Subject to change at the sole discretion of the developer.

17.6. REFERENCE PLAN F: CONSTRUCTION ACCESS & CONCRETE WASHOUT LOCATION

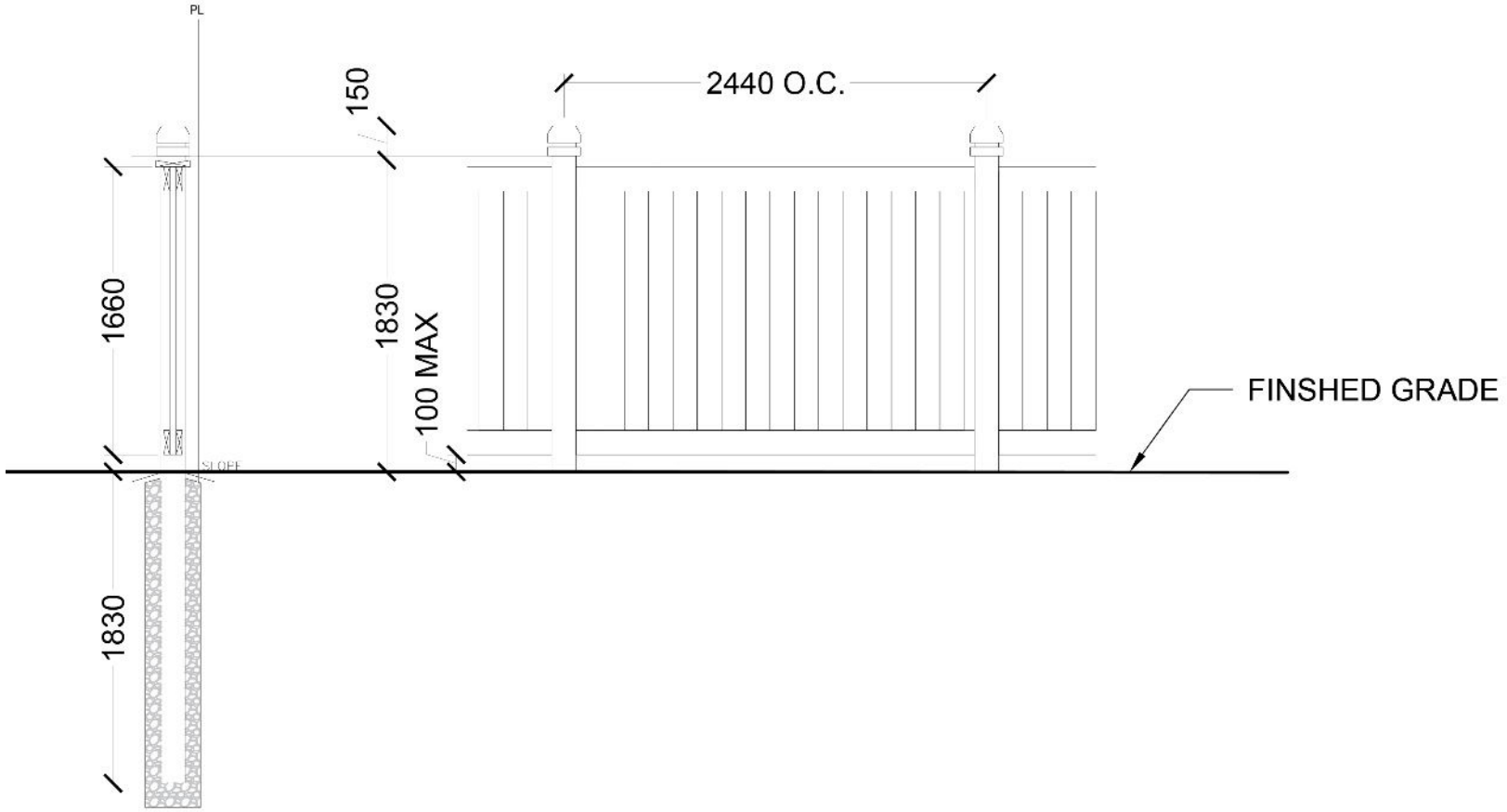


NOTE: Conceptual Design Subject to change at the sole discretion of the developer.

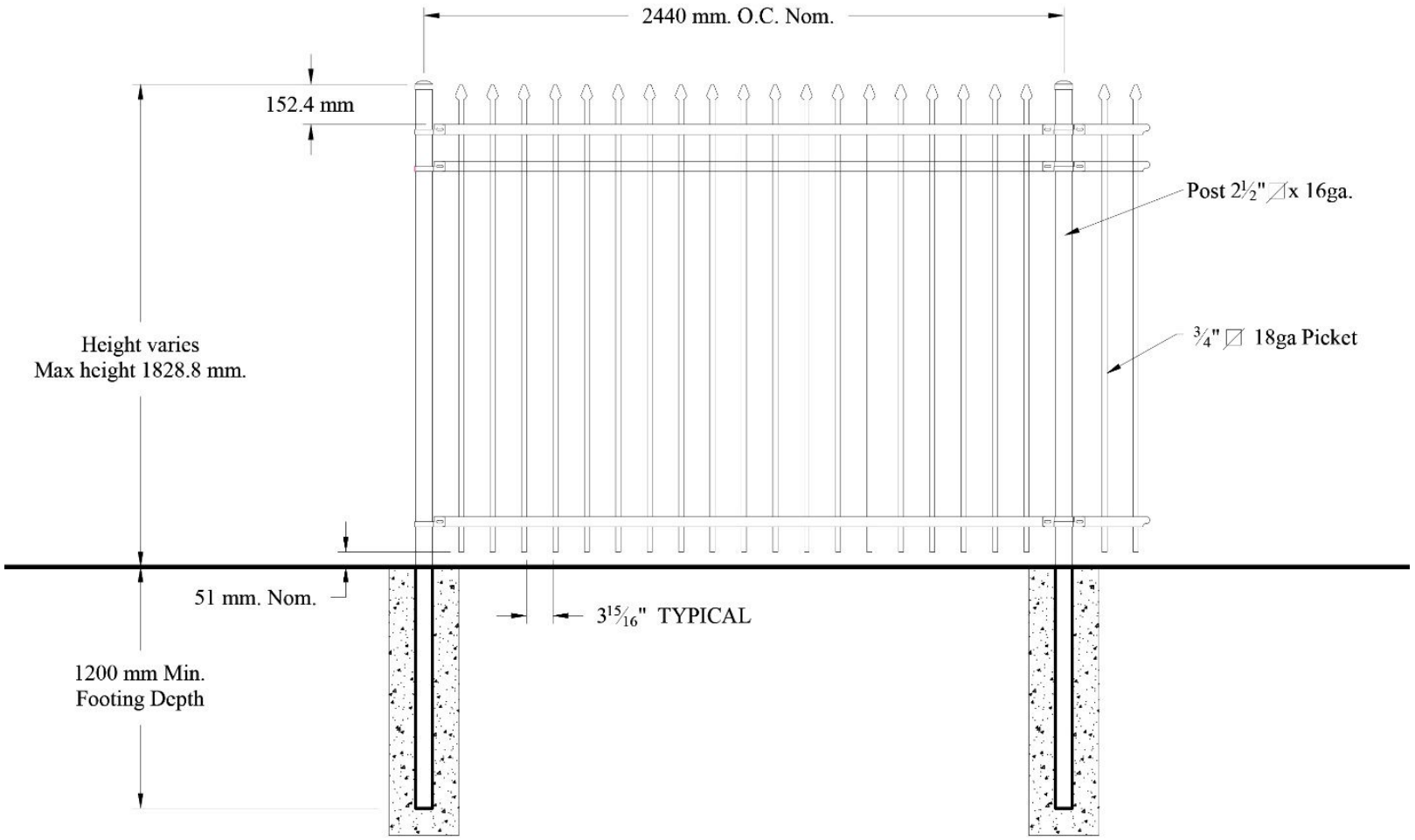
17.7. REFERENCE PLAN G: FENCE LOCATIONS



17.8. WOOD FENCE STANDARDS



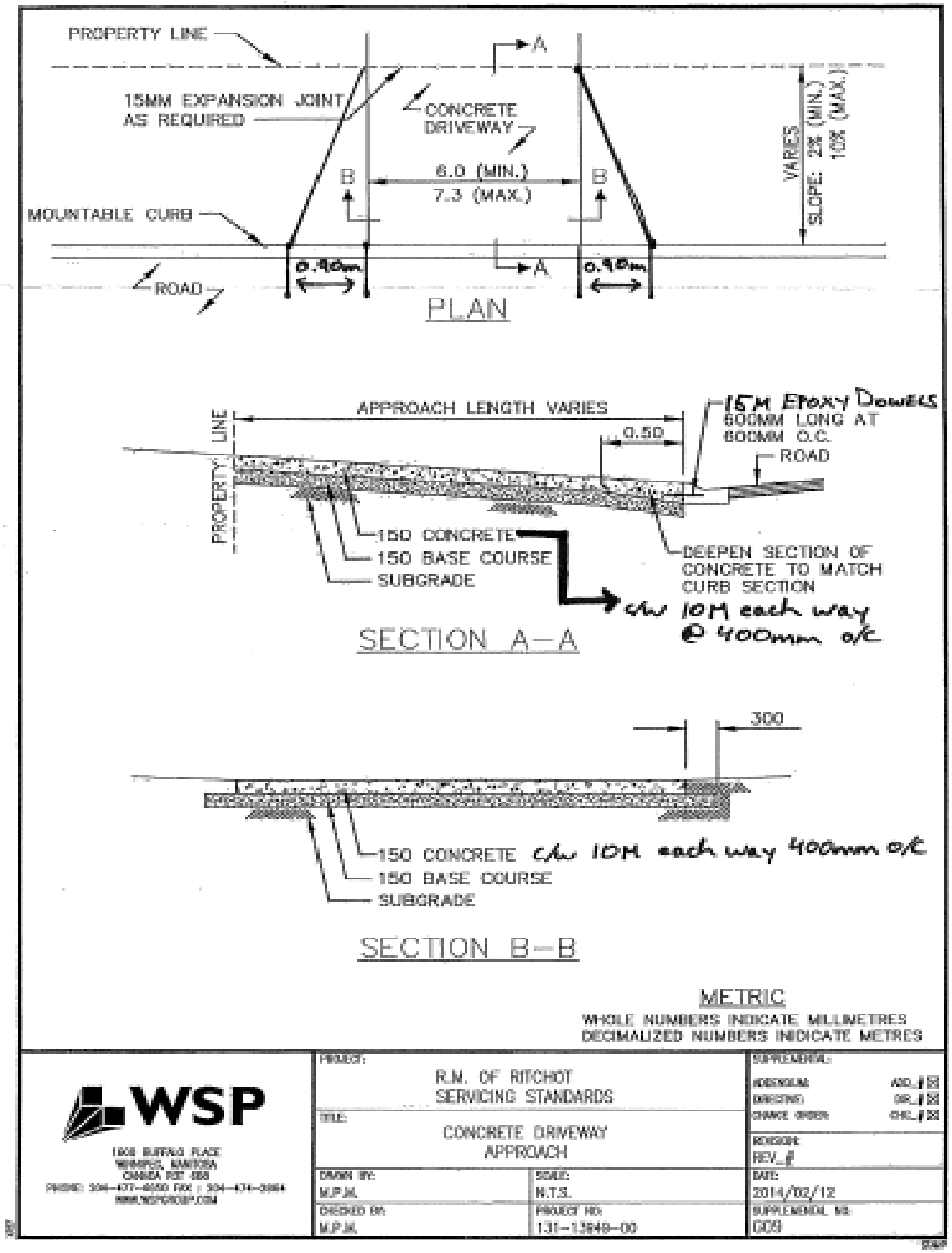
17.9. METAL FENCE STANDARDS (TYPE A)



17.10. IMPERIAL OIL PIPELINE EASEMENT & SETBACK



17.11. RM OF RITCHOT CONCRETE DRIVEWAY SPECIFICATIONS



18.0 | APPENDIX 2: Application Package