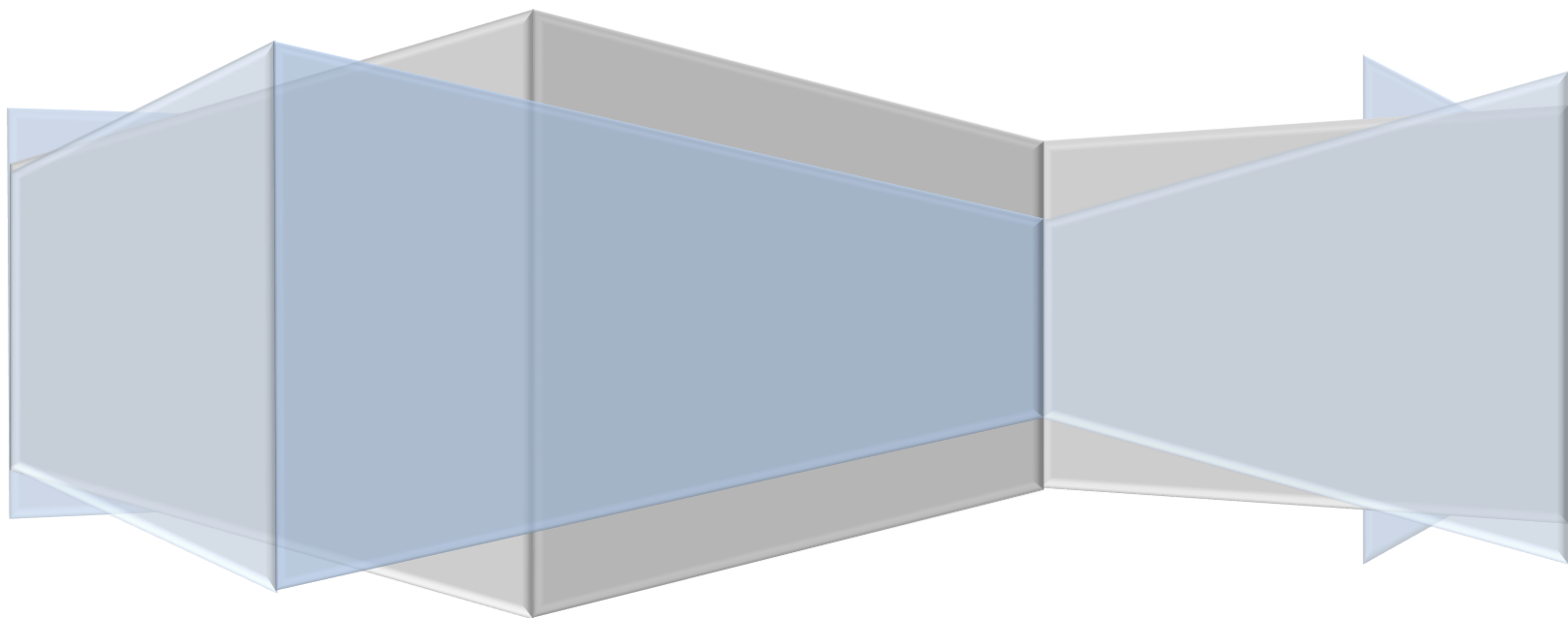


Grantown Forest - Design Control Guidelines

January 2022



1) Guidelines Objectives

These guidelines are to promote and enforce a high quality standard in finish, execution and development style to ensure an esthetically pleasing community to the benefit of all stakeholders. These guidelines intend to protect as much as possible the natural beauty and rural character of the area. Plans which protect existing trees wherever applicable are strongly encouraged.

It is understood that the responsibility and costs of complying with these guidelines shall be borne by the purchaser and/or builder.

All home and site plans will be subject to approval by the developer to ensure these minimum standards are achieved.

It is the responsibility of the builder/owner to check and verify all information and ensure that the required architectural control documentation has been completed and that RM of St. Francois Xavier standards and requirements have been met prior to construction.

The developer reserves the right to approve submissions which do not fully conform to the controls if it is determined the final product will meet or exceed the intent or minimum standards of the guidelines. Applicants may provide alternative details and solutions to those presented within these guidelines provided that these alternatives comply with the overall objective.

2) Approval Procedure and Deposit

Prior to applying for a building permit, the homeowner or designate must receive written endorsement from the Developer, or authorized designate, stating approval for the home and site plan.

Each purchaser of a lot shall submit to the Developer a refundable Damage and Design Control Deposit in the amount of \$5,000 which shall be held by the developer pending final completion of construction, landscaping, and overall lot development. A final inspection will be made upon project completion to ensure all construction was completed according to the approval granted by the developer. Infractions noted at this time will be penalized by full or partial loss of the Damage and Design Control deposit.

a. Submission Requirements and Procedure

The **property owner** (or designate) is to provide to the developer:

- i. One set of House Plans in PDF format
- ii. House Elevations including front, side, rear
- iii. Exterior colour and finishing plan
- iv. Site plan including house location, outline with dimensions, driveway location, grading information, fencing, and outbuildings
- v. Landscape plan with details of hard and soft landscaping including all existing and new plant material.
- vi. A Damage and Design Control Deposit in the amount of \$5000 made payable to "10088282 Manitoba Ltd."

The **Developer** shall review the plans in a timely fashion and either

- a) Provide the written approval based on the drawings supplied, or
- b) Provide a list of deficiencies to be addressed by the applicant before approval can be granted

The developer reserves the right to reject any submissions that fail to meet the minimum standards or the intended nature of the controls. The developer's decision is final and not subject to arbitration.

The developer also reserves the right to approve submissions which do not fully conform to the controls if it is determined the final product meets or exceeds the intent or minimum standard of the guidelines.

If builders are developing new plans they are urged to consult with the Developer at the earliest conceptual stages.

3) **Building Guidelines**

a. Any lot purchased shall be used for the sole purpose of a single family dwelling unit.

b. Building Size

i. The following are minimum square footage requirements for homes. Areas shall be calculated as total developed floor areas above ground. Garages, decks and porches shall be excluded from all floor area calculations.

Bungalow: minimum 1,600 sq. ft.;

Two-Storey and Split-Level: minimum 2000 sq. ft. ;

ii. No homes shall exceed 2 storeys when viewed from the street.

iii. No walk out basements allowed as per subdivision development agreement with RM of St. Francois Xavier

iv. Homes shall have a minimum 2-car attached garage

c. Setbacks

i. All homes must be located a minimum of 60 feet from the front property line.

ii. All homes including attachments and outbuildings are to be located a minimum of 15 feet from side yard property lines. An effort to maintain existing trees along the side yard where applicable is required.

d. Product Mix

i. A design may be rejected if it bears too close a resemblance to an existing approved design in the vicinity. There shall be a minimum of 2 lots between houses with similar house plans, elevations, and/or color schemes.

e. Accessory Buildings

i. Free standing garden/utility sheds, if constructed, must be located in the rear area of the lot.

- ii. The finishing and colour schemes of the accessory buildings should closely reflect those of the principal residence.
- iii. The maximum size of accessory structure is 800 square feet and 18 feet in height as per R.M. guidelines. Variances may be sought through the RM's required variance application process, however the minimum standards for location, exterior finish, etc contained in this document must still be considered.

f. Visual Bulk and Massing

- i. Homes should be well proportioned, with the placement of doors, windows and other features complementing the proportions of the walls and overall façade on which they occur.

g. Front Porches

- i. Front porches, if applicable, should be incorporated into the design of the dwelling unit and should be an integral portion of the overall design rather than a later addition with little significance, and should be robust in structure and materials.

h. Roofs

- i. Roof structures should utilize slope and roof overhangs consistent with the design/style of the house. For example, long roof overhangs are generally expected on low slope-roofed houses. A minimum 5:12 roofline is expected unless good design dictates otherwise.
- ii. Non-decorative chimneys, plumbing stacks and vents will be encouraged to be placed on the rear elevation. All exposed metal flashings, vents, stacks etc... must be painted or pre-finished to match the adjacent roof.

i. Exterior Colours and Materials

- i. All exterior materials and related colours are subject to review by the developer and specific samples and colour chips may be

requested and kept. Consistency of style and material use is strongly encouraged. Earth tones are encouraged.

- ii. The use of materials other than stucco such as wood, stone, brick and/or siding is highly encouraged and should make up the majority of the front elevation, unless good design dictates otherwise. This will also apply to the side elevations of the homes on lots 6 and 18 visible from Grantown Way, as well as any elevations of the back of lots 14-16 visible from the walking trail and/or public reserve unless other special esthetic consideration and/or landscaping details are deemed adequate.
- iii. Exterior cladding materials used on prominent elevations shall be carried around corners to the side elevations a minimum of 2 feet.

j. Approach and Culvert

- i. The Purchaser shall install at his/her own expense the approach and culvert as per RM of St. Francois Xavier specification
- ii. Only one driveway/approach per home
- iii. Driveway should be a minimum of 5 feet from the property side yard line
- iv. It is encouraged to position the driveway as to preserve largest trees on the front lot.

4) Landscape Architectural Standards

a. Low Pressure Sewer

- i. Holding tank and pump are required for all lots.
- ii. Builders are encouraged to keep holding tanks in the front yard or an easily accessible location for pump outs when required and are to ensure that the tank lid is higher than the finished landscaping to avoid surface water draining into the tank.

- iii. All lots will contain both a water curb stop box and a Low Pressure Sewer curb stop box. Purchasers are required to ensure that both curb stop boxes are exposed and not covered by landscaping elements.

b. Plant Materials and Landscaping

- i. Front yard landscaping is to be completed within one year of completion of house construction
- ii. Swimming Pools, decks, and wood patios should be in back or side yards and should be screened from public view from street side and must follow all RM regulations.
- iii. It is strongly encouraged to develop plans respecting existing trees wherever applicable. Trees must be respected as an important natural element to the neighbourhood. As such, the benefit of trees on your property is shared by your neighbours and the existing wildlife community.
 - 1. A minimum buffer of 30 feet of trees, measured inwards from the back property line, shall remain untouched and protected at the back of lots 1-12 and 16-18.
 - 2. As many existing trees as possible should be included in design plans.

c. Fencing

- i. No fence can be erected in the front yard.
- ii. Back yard fencing should be either black vinyl-coated chain – link, or black wrought-iron-look fencing. Wood fencing can be considered provided it does not obstruct river views from adjacent lots.
- iii. Height maximum for fencing is six feet.

d. Lot Grading shall be to the RM of St. Francois Xavier's specifications.

e. Miscellaneous Restrictions

- i. No permanent RTM's

- ii. No recreational vehicles are to be stored in the front yard
- iii. No heavy equipment is to be stored unless wholly contained by an enclosed garage

5) Utilities

The Purchaser shall be responsible for any cost to connect Hydro and/or Telephone and/or Fiber Optic service from the lot line to the house.

6) Construction Requirements

- a. House construction shall be commenced within 18 months of lot purchase. Failure to comply will result in the developer having an option to purchase back the lot at a 10% reduction from the original purchase price less the legal and land transfer fees associated with the transaction. Should there be a resale of the lot to a “third party”, the time lines of the original lot sale still apply.
- b. All worksites shall be maintained in a safe and orderly condition. All refuse shall be gathered and placed in enclosed structures and emptied on a regular basis. Storage or dumping of debris on adjacent lots or property is not permitted.
- c. Exterior work/construction will be permitted only during the hours permitted by the RM of St. Francois Xavier.
- d. The Builders shall assume full responsibility for any damage caused to roadways, ditches, hydro works, street lights and standards, surveyor’s marks, grade stake or other services in the development caused by their workmen, delivery vehicles and other such construction traffic.

7) Developer Liability

Nothing contained herein shall be construed or implied as imposing on the developer any liability in the event of noncompliance with or non-fulfillment of any of the covenants, stipulations or conditions herein contained, or contained in any conveyance or other agreement pertaining to any of the lots.

Nothing contained in the guidelines shall be construed as imposing any liability upon the developer for damage resulting from structural

defects in any structure erected on any lot with approval nor any responsibility in connection with the site selected for any structure by any owner nor for the determination of lot boundaries.

Neither the builder or the developer nor any respective agents or employees shall be liable for any loss, costs, liabilities, claims, damages or injury to any person arising out of the approval or deemed approval of any building plans or a failure to enforce any of the provisions herein contained. Each lot owner from time to time hereby releases the developer, and its respective agents and employees, jointly and severally, in respect to the liabilities.