

SCHEDULE 'E'



Oak Bluff West Architectural Guidelines – Phase 3B

23 March 2020

ARCHITECTURAL GUIDELINES

- I Introduction
 - A. Architectural Guidelines Objective
 - B. Design Requirements
 - C. Street Names

- II. Design Guidelines
 - A. Architectural Theme
 - B. General Guidelines
 - C. Product Mix
 - D. Minimum Floor Areas
 - E. Setbacks and Yard Requirements
 - F. Visual Bulk and Massing
 - G. Front Porches
 - H. Prominent Elevations
 - I. Exterior Materials
 - J. Exterior Colours
 - K. Roofs
 - L. Driveways
 - M. Lot Grading

- III Fencing and Landscape Architecture
 - A. Developer Installed Fencing
 - B. Homeowner Installed Fencing
 - C. Flankage/Corner Lot Fencing
 - D. Plant Materials and Landscaping

- IV. Miscellaneous Restrictions
 - A. Recreational Vehicles
 - B. Accessory Buildings and Structures
 - C. Developer Liability

- V. Restrictions during Construction
 - A. Appearance during Construction
 - B. Signage

- VI. Plan Approval Process
 - A. Preliminary Plan Approval
 - B. Final Plan Approval
 - C. Permit Application

Architectural Guideline Revisions

Oak Bluff Architectural Approval Form

I INTRODUCTION

A. Architectural Guidelines Objective

The objective of exercising architectural guidelines in Oak Bluff is to achieve a well coordinated, attractive subdivision and ensure high standards of exterior design and materials are used throughout the community, including all aspects of site development, landscaping, fencing and finishes.

B. Design Requirements

The requirements outlined in this document are designed to present a minimum set of standards over and above those required by the Rural Municipality of Macdonald for use by builders to meet the above objective and achieve a marketable product attractive to the buying public.

The Developer will verify satisfactory compliance to these guidelines and has the authority to reject unsatisfactory housing proposals or recommend changes required to meet the intent of the architectural guidelines.

The Developer shall provide a final inspection upon completion of each house to ensure that it is built as approved. Infractions noted which are not rectified will be penalized by full or partial loss of the deposits on hand. The Developer shall be considered to be the judge of any infractions to these guidelines in whole or in part.

- It is understood that the responsibility and costs for achieving the following “architectural guidelines” shall be borne by the builder/owner solely.
- It is the responsibility of every builder/owner to check and verify all information and ensure that the required architectural control documentation has been completed prior to construction.
- It is the responsibility of every builder/owner to comply with all statutory regulations, Municipal By-laws, Restrictive Covenants and other legal obligations which may be appropriate to the construction of houses on these lands.

C. Street Names

- Percheron Place
- Stone Hearth Lane
- Clerihew Crescent
- Bridlewood Way

II. DESIGN GUIDELINES

A. Architectural Theme

The mission statement in Oak Bluff is to combine the successes of the past with the best of contemporary design. While we fully expect to see current styles in the area, the guidelines encourage the use of natural materials such as wood, stone and brick to create colour that will enrich the streetscape.

B. General Guidelines

Continuity of design, detail, and materials on exterior elevations is essential.

All residences shall be designed to include minimum two-car attached garages.

Due to significant lot sizes, minimum front house width is to be 50 feet except where precluded by lot dimensions. Rear house width exclusive of garage to be minimum 36 feet.

Design details such as front porches, cupolas, window grilles are encouraged.

C. Product Mix

A design may be rejected on the grounds that it bears too great a resemblance to an existing approval in the immediate vicinity. There shall be minimum four (4) lots between same or similar houses. This shall also apply to houses across the street and at opposite corners.

D. Minimum Floor Areas

Areas shall be calculated as total developed floor areas above ground for all house units.

Garages, porches and decks shall be excluded from all floor area calculations. The following list indicates minimum square footage requirements for homes. No objection will be made to increase these floor areas.

House Type:	Bungalow	1,400 sq. ft
	Two-storey	1,800 sq. ft

E. Setbacks and Yard Requirements

The minimum setbacks required by the Rural Municipality of Macdonald shall apply, except where exceeded by the guideline setbacks and yard requirements as determined by the Developer.

- Front yard setbacks shall be a minimum of 30 feet. Developer discretion will be exercised to ensure evenness of setbacks.
- Side yard setback shall be minimum 10 feet.
- Corner lot side yard setback (of the side adjacent to a street) shall be minimum 15 feet.
- Rear yard setback shall be minimum 25 feet.
- Location of accessory buildings (see section *IV Miscellaneous Restrictions*) shall comply with the Rural Municipality of Macdonald regulations. All variance applications to the Rural Municipality of Macdonald must be accompanied by the Developers approval.

Setbacks and yard requirements shall be measured from property lines to exterior face of building. Encroachments such as cantilevers, bay windows, chimneys and overhangs into the setback must comply with Rural Municipality of Macdonald regulations.

Houses should be staked out by a qualified surveyor prior to construction. Variances will not be granted by the Developer due to incorrect positioning of the foundation.

F. Visual Bulk and Massing

All homes should be well proportioned, with the placement of windows, doors and other elevation features complementing the proportions of the walls and overall facade on which they occur.

Large gable ends facing onto the street are to be treated with a vent or some other design detail to avoid unfinished, "blank" looking elevations. Builders are encouraged to incorporate details from the front elevation onto other elevations of the house which have little or no windows or elevation relief so as to, once again, avoid large, unfinished, blank looking facades.

For homes with a second storey in which the garage is not recessed behind the front entry, the portion of second floor located above the garage must not cover more than half the depth of the garage as measured from the front wall of the house. All floor areas located above the garage shall not comprise more than 30 percent of the second storey floor area.

There must also be a visible, exterior separation between the main floor of the garage and second storey above. A significant change in vertical plane and roofing can be used to avoid a large, tall, monolithic mass, especially on the front entry side of the garage.

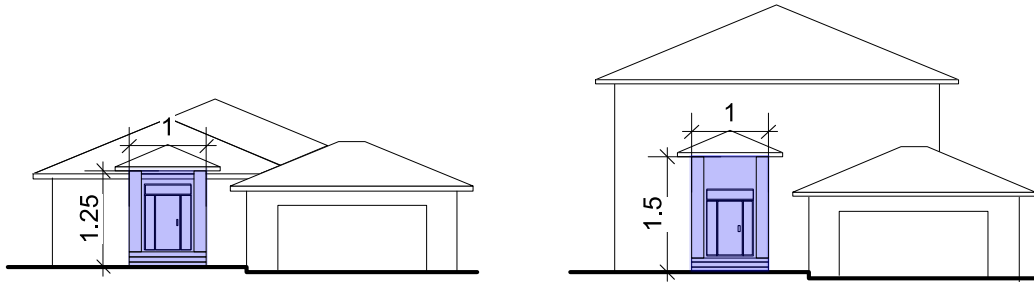
The entry side of the garage is considered part of the front elevation and should incorporate detailing as such.

Covered front entries shall be reviewed on a case-by-case basis. Basic guidelines include the following:

1. The minimum width to height ratio (front elevation) for all covered entries shall be 1:1.25 for bungalows and 1:1.5 for two storey houses (see diagram on following page).
2. The minimum width for front entry columns shall be 1'-6" at the base.
3. Covered entry support columns must not completely rest on top of the garage - no more than

half of the column shall be buried within the garage.

Notwithstanding the above, covered front entries must exhibit proper proportions with respect to the width of the entry and columns, versus the overall height, appropriate material use, and suitability to the style of the home.



G. Front Porches

Any front porch to be incorporated into the design and main body of each dwelling unit should not be regarded as a later addition with little significance, but must be integral to the overall design of the home. All front porches must be substantial in purpose and robust in quality of materials and structure, i.e. not appear to be 'spindly'. Covered porch roof structures that are not supported by columns starting from the ground must have a solid screen around the base of the porch, for example masonry, stone skirting or concrete.

H. Prominent Elevations

Prominent elevations are sides of the house that are visible to the public view. **This shall include the side yard side wall of a side-entry garage that is not paired with another garage.** The front and rear elevations of a house are typically thought of as prominent as they are often the most exposed to the front street and public reserve/park areas. The side elevations, particularly of flankage corner lots, also require public consideration.

Houses backing onto public reserve areas that provide public access via the trail system shall include the following minimum requirements:

- Enhanced detailing on the rear elevation and any other portions of the house that are completely visible from these public areas. This is to include elevational themes and cladding materials that echo the design of the front elevation, together with consideration of deck placement, window patterns, wall and roof forms, railings and trims.
- A minimum of Two (2) wall planes on the rear elevation. The second wall plane shall be no less than Eight (8) feet wide and projecting minimum Eighteen (18) inches from the first wall plane. Cantilevers will not be considered a projected wall plane.

All homes in the development must be designed as a well considered whole, with defining elements from the front elevation echoed on all other prominent facades of the home, in both style and materials.

All windows on prominent elevations include a 4" minimum frame detail all around, or min 2" on sides and 4" sill and head detail unless significant enhancements are made with other details that prohibit trims being installed such as the window being fully encased in stone.

Houses on corner lots must have similar treatment on elevations exposed to all streets. Additional glazing and bay windows on exposed side elevations are encouraged.

I. Exterior Materials

Permitted exterior materials include brick, vertical or horizontal wood or equivalent siding, stucco, stone, and combinations of the above. Conventional applications of such cladding materials as brick, stone, board and shingle should be used beyond mere accent, and selected with colour contrast in mind. Front elevations shall include a significant non-stucco element.

Vinyl siding will be acceptable on the second storey of homes only.

Consistency of style and material use is strongly encouraged. Traditional materials should be detailed and appear in their traditional use as is consistent with the style of residence, e.g. brick arches over openings are to appear to be supported by a similar brick or stone wall construction.

Predominantly stucco houses must be well-proportioned and balanced. The home must incorporate a high level of detail on the windows, trim, vents and fascia, as well as non-stucco features such as shutters, non-stucco buildouts and stone/masonry.

The finish technique of any stucco surface also requires consideration. Sharp, straight edges and clean lines should be representative of the entire house; smooth trowel finishing techniques, for example, should be used on surfaces meant to have a higher level of detail or attention than the body of the house.

Exterior cladding materials used on prominent elevations shall be carried around corners to the side elevations:

- Prominent elevation materials that are at least 3/4 of the garage or main house floor height shall continue minimum Two (2) feet around the corners.
- Prominent elevation materials that are less than 3/4 the height of the garage or main floor height shall continue around the corner to a change of wall plane or some other 'break' in the wall.
- Siding used as the prominent elevation material on the front elevation shall extend along the full length of the front-entry side wall of the garage.
- Visually heavier materials must always be situated below visually lighter materials (e.g. cultured stone below siding).

Dimensions of overhangs and fascia will be appropriate to the style of the home.

Parging shall be set at a maximum height of Twelve (12) inches for all elevations.

A garage forehead shall not exceed 18". Creative use of architectural details can be employed to visually decrease the forehead height.

J. Exterior Colours

Colour is integral to the goal of attaining a pleasing variety within the streetscape. Colours will be approved giving consideration to colours of adjacent homes. Variety between adjacent homes, materials other than stucco, and rich contrast among colour and texture of materials is required.

All exterior materials and related colours are subject to review and approval by the Design Consultant. Specific colour samples may be requested and kept to confirm compliance with approved colour schemes on site. Repetition of principal colours or colour combinations on front elevations of adjacent houses is not permitted.

Special attention is to be given to the colour of the window trim, brick mould (where applicable), soffits, fascia, doors and garage doors. The overhead garage door(s) will be assessed with the body of the house as a predominant house colour; therefore, paired garages, should not share the same garage door colours (just as neighbouring houses should not share the same predominant house body colour, for example).

Colour schemes that contribute variety and a system of rich contrast to the neighbourhood are required. Monochromatic colour schemes are strongly discouraged, e.g. 'all gray', 'all white', 'all beige'. There must be a distinct colour contrast between predominant trim/details and the body of the house. For predominantly stucco houses this means any non-stucco details should not resemble or blend-in with the stucco house colour. Any stucco detail work, however, must be the same colour as the predominant house stucco colour selection.

Previously approved neighbouring residences will be considered as an important factor in colour scheme approvals.

The duplication of colour selections for the same house models located on the same street or within viewing distance of each other will not be permitted.

K. Roofs

All roof structures are to utilize slope and roof overhangs consistent with the design/style of the home. For example, long roof overhangs are generally anticipated on low slope-roofed houses.

L. Driveways

Not more than one (1) driveway shall be constructed for each dwelling unit and the driveway shall not have more than one (1) access to the front street. The location of the approach for each lot is shown on the corresponding marketing plan.

Side entry/recessed garages are permitted provided the driveway approach is located as shown on the marketing plan for the area. ***Please ensure potential homeowners are aware of the possibility of unpaired garages.***

All approaches shall be surfaced with concrete, asphalt or interlocking paving stone as per the Rural Municipality of Macdonald regulations. Full driveway and approach to be completed within 18 months of issuance of building permit.

M. Lot Grading

All grading operations shall be designed to drain all surface water in conformity with the municipally approved Grading Plan either to the rear lot line or to the street within the lot boundaries.

Builders must thoroughly review the grading plan for their own and adjacent lots in order to achieve appropriate drainage patterns and avoid the use of retaining structures. Should retaining structures be required, the cost must be borne by the first builder affecting grades adjacent to the property line in such a way as to necessitate a retaining wall. All retaining wall structures must be approved by the Developer.

Please refer to the most current version of the *Oak Bluff West Lot Grade Procedure* (provided by the Developer) for lot grade fees and individual lot grading submission requirements.

III. FENCING AND LANDSCAPE ARCHITECTURE

A. Developer Installed Fencing

All Developer installed fencing within the subdivision will be coordinated with respect to design, materials and finishes. Please refer to the respective marketing plans for location, type and size of fencing installed by the Developer.

As per the Marketing Plan(s):

- *Chain-link Fence Design* specified along the rear property line of lots backing on to a public reserve will be Black vinyl coated chain-link fencing of a maximum height of Five (5) feet.
- *Solid Fence Design* specified along the rear property line of lots backing onto McGillivray Boulevard will be solid wood fencing of a maximum height of Six (6) feet.
- The two lots at the intersection of McGillivray Boulevard and Horizon Drive will have wood fencing consistent with the *Solid Fence Design* along their flankage installed by the Developer, together with an entrance feature.

Homeowners are required to maintain the fence as installed by the Developer.

B. Homeowner Installed Fencing

- Fencing is permitted in the rear yard and is to be constructed at the owner's expense.
- Additional privacy on all lots can be achieved by planting trees and hedges.

C. Flankage/Corner Lot Fencing

Homeowners who wish to install a solid wood fence along their side yard property line adjacent to side streets, will be permitted to do so provided it is not designated a developer installed fence.

For any *Open* or *Chain-link fencing* installed by the Developer or the homeowner, artificial visual screening or out-buildings may not be placed within **Ten (10) feet** of any rear or side yard fencing. This includes specifically any attachments typical to an open fence, especially privacy slats of any kind. Only vines, shrubs, trees or other similar natural horticultural elements are permitted.

D. Plant Materials and Landscaping

Minimum landscaping requirements will include front yard sod, together with plantings within the front yard. Front yard landscaping to be completed within one year of completion of house construction.

The Developer shall install minimum one (1) tree per lot within one (1) year of house completion. The tree is to be located within private property approximately 5 feet (1.52 m) from the front property line opposite the drive side of the lot, and to be maintained by the homeowner.

All swimming pools, decks, patios must be located in the rear or side yard portion of each lot and must be screened from public view from street side.

IV. MISCELLANEOUS RESTRICTIONS

A. Recreational Vehicles

Recreational vehicles, trailers, boats, and commercial vehicles cannot be permanently parked or stored in the front yard or driveway of any property between the building line and the curb.

No motor vehicle other than passenger vehicles shall be parked upon the lands unless concealed in a wholly enclosed garage excepting seasonal parking of one recreation vehicle. The words "passenger vehicles" and "parked" shall have the meaning ascribed to them by The Highway Traffic Act.

B. Accessory Buildings and Structures

Free-standing garden/utility sheds, gazebos and the like, if constructed, must be located only in the rear area of the lot and must be consistent with the exterior materials and colour schemes for the principal residence. On flanking lots accessory structures must be located along the interior property line away from the street.

Accessory buildings and structures may not be placed within **Ten (10) feet** of any rear or side yard open design or chain-link fencing installed by the Developer or the homeowner.

Maximum size of all accessory buildings and structures permitted is **150 square feet**, as per the Development Agreement.

Prefabricated metal/vinyl construction pre-packages are not permitted.

C. Developer Liability

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

Nothing contained in the Miscellaneous Restrictions shall be construed as imposing any liability upon the Developer or the owner 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 of their respective agents, servants and employees shall be liable for any or all loss, costs, liabilities, claims, damages or injury to any person arising out of:

- (a) The approval or deemed approval of any building plans, or
- (b) A failure to enforce any of the provisions herein contained; and whether caused by the negligence or wilful act of the Builder, Developer or any of their respective agents, servants or employees or otherwise (herein collectively called the "Liabilities"). Each of the owners of the lots from time to time hereby releases jointly and severally the Builder, Developer, and each of their respective agents, servants and employees, in respect to the Liabilities.

V. RESTRICTIONS DURING CONSTRUCTION

A. Appearance during Construction

All building sites are to be kept safe and orderly during construction. All garbage is to be stored out of sight or disposed of in garbage dumpsters or other acceptable enclosures.

Exterior work/construction is permitted only during the hours permitted by the Rural Municipality of Macdonald.

B. Signage

The builder/owner must obtain the Developer's full written approval and permission prior to installing any signs on or about the property for directional or promotional purposes.

VI. PLAN APPROVAL PROCESS

The preferred submission format is a single .pdf submission through the LotWorks website: <http://qualicowpg.lotworks.ca> with all drawings formatted to a scale of 1:200.

The drawing set should include both the site plan and all four elevations in a single .pdf. The developer will venture to provide a response (not necessarily an approval) to submissions within one week of the submission.

The site plans shall show house location, house outline with dimensions, driveway location, any Developer fencing to be installed, grading information and any easements as shown in the marketing plans. It shall indicate the site with both civic and legal addresses.

As new designs are being developed, builders are urged to consult with the developer at the earliest conceptual stage. The developer reserves the right to refuse any plan which lacks attention to the design guidelines stated herein. The developer's decision on any approval matters will be final.

The Developer reserves the right to accept non-conforming plans where, in its discretion, the intent of the guidelines has been achieved and it will not detract from the quality within the development

Please note: the site plan and all house drawings, including stamped engineered drawings, must match, i.e. the house drawings must not be reversed or 'mirrored' from the house footprint shown on the submitted site plan. The Rural Municipality of Macdonald will not accept permit application packages that show a site plan house footprint that does not match the orientation of the house drawings.

If the Rural Municipality of Macdonald requires a change in house siting, re-orientation of house or any other changes in siting, the plans must be resubmitted to the Developer for approval.

Permit Application

No person shall make a building permit application for or commence construction of any single family dwelling upon any lot until:

- (a) The person has submitted to the Developer complete house plans and specifications as required by these guidelines and received a conditional or full approval.
- (b) The Developer has provided acceptance of the above noted approved house plans and specifications to the Rural Municipality of Macdonald.*

* The Developer will submit the conditional or full approval to the R.M. of Macdonald

The Rural Municipality of Macdonald may not proceed with processing of building permit applications until final acceptance from the Developer has been received.

Please allow five (5) to ten (10) business days for processing of permit applications submitted to the Rural Municipality of Macdonald.

Architectural Guideline Revisions

<u>revision</u>	<u>date</u>	<u>details</u>
01	23 March 2020	Change in submission process.