

SCHEDULE 'D'

Architectural Guidelines

WHEATLAND PARK, DUGALD

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OVERALL VISION

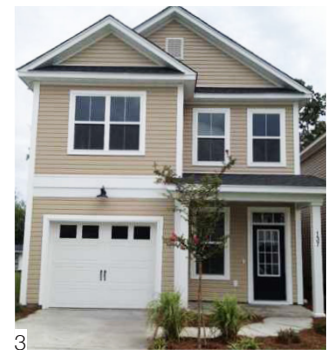
Intent

The general intent of the guidelines for the buildings in Wheatland Park is to maintain a consistent and high-quality street character and to protect property values in order to enhance future resale values.

Architectural Vision

The architectural vision for Wheatland Park is one of community and family living. The theme for Wheatland Park is a blend of country styles. Small, country theme homes are encouraged with emphasis on front porches, shutter details, gable ends, complementary trim, and recessed garages. The Vendor will consider exceptions to the guidelines where there is a clear intent to incorporate extra detailing, or where a distinct effort to achieve a strong and unique country character is made. The goal is to encourage homes with a country feel versus a city look.

The images provided in this document are intended to illustrate style, detailing, and proportions. Where elements in the images differ from the specific Architectural Guidelines, the guidelines will prevail.



Examples of country style homes with detailing and complementary colour schemes, and architectural detailing such as dormer windows, front porches, and classic garage doors.

SUBMISSION AND APPROVAL OF PLANS

All plans shall be submitted to the Vendor for approval prior to the Purchaser's submission to the RM of Springfield for a building permit and prior to any construction. The submitted plans shall include:

- 1 **House Floor Plans for each floor (including square footage)**

- 2 **House Elevations including**
 - a) materials
 - b) location and measurement of garage and front entrance

- 3 **Site Plan including**
 - a) location of house, side, front, rear yards
 - b) location and species of required tree planting
 - c) location of fencing

- 4 **Fence Specification complete and including**
 - a) materials
 - b) height
 - c) details including gates

- 5 **Completed Architectural Approval Form**

The preferred submission format is a digital PDF file on letter sized sheets. They should be submitted to info-land@ventura.mb.ca

The Vendor reserves the right to allow exceptions to the guidelines and shall not be liable for allowing such exceptions. The Vendor reserves the right to review, comment on and approve all plans, elevations and specifications, to ensure designs meet the Overall Vision. The Vendor reserves the right to refuse building elevations that do not fit with the Overall Vision, at the Vendor's sole discretion.

The same plans that are submitted to the Vendor for approval must also be the plans submitted to the RM of Springfield for a building permit. Any builders found to be in non-compliance with the Architectural Guidelines will be required to make alterations to the exterior in order to ensure they are met.

ARCHITECTURAL GUIDELINES

1 Minimum Square Footage and Massing

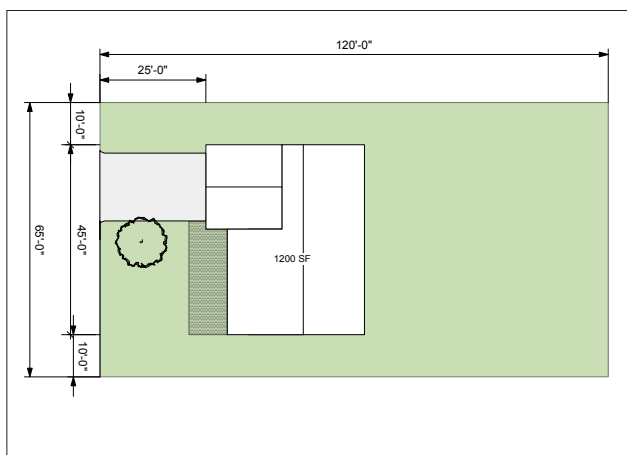
- 1.1 The minimum floor area requirement will include heated areas above the eventual sod grade.
Bungalow minimum floor area : 1000 square feet
Two storey minimum floor area : 1200 square feet
- 1.2 The intent of massing on the lot is to orient the largest facade towards the street.
- 1.3 Exceptions to the minimum square footage may be approved, providing that, in the opinion of the Vendor, the appearance is compatible with adjacent homes, is in accordance with the Overall Vision, or where the house width design is the maximum allowable under the zoning requirements. Exceptions may be made to ensure plans are designed for affordable, smaller homes on country-sized lots.

2 Yards and Setbacks

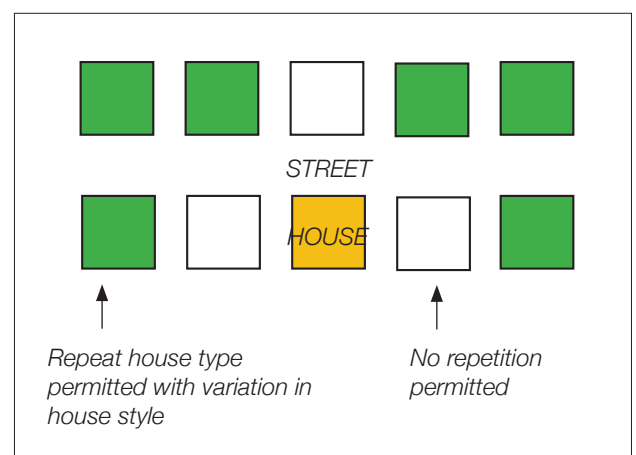
- 2.1 As per the RM of Springfield the setbacks are as follows.
Front Yard minimum setback : 25'
Side Yard minimum setback : 10'
Rear Yard minimum setback: 25'
Corner Lots, Street Side Yard minimum setback : 15'

3 Separation of House Types and Styles

- 3.1 At minimum, 1 house shall separate similar house types on the same side of the street.
- 3.2 No similar house types are permitted on one lot directly across the street.
- 3.3 Any similar house *types* on the same street must have variation in their *style* such as variations in material or colour of stone, stucco, siding, soffit, fascia, Smart Trim/Hardi Board, railings, entrance door, or shingles, and must be approved by the Vendor. See street plan below.



Setbacks on a typical lot.



Limits of house repetition.

4 Attached Garages

- 4.1 All homes shall have a minimum of a two car attached garage.
- 4.2 Garages must be situated so that the front entrance is fully visible from the street. In the case of right angled garages, the portion of the garage facing the street must have additional details.

5 Driveways and Approaches

- 5.1 All homes shall have a concrete paved front approach and driveway from the street curb to the attached garage. The approach for the driveway must be located as per Schedule "C" - Driveway Orientation unless otherwise approved by the Vendor and the RM of Springfield beforehand. Approaches and driveways must be completed by the Landscaping and Driveway Completion Date on page 13. Requests for extensions must be submitted in writing to the Vendor, and must be approved 2 weeks prior to the date.
- 5.2 Not more than 1 driveway shall be constructed for each dwelling unit and the driveway shall not have more than 1 approach to the front street.
- 5.3 All homes shall have a concrete paved walkway from the driveway to the front step.
- 5.4 In lieu of concrete paving, approaches, driveways and walkways may be surfaced with interlocking paving stone as per the RM of Springfield's regulations or by-laws.
- 5.5 Asphalt is not permitted as a surfacing material.

6 Exterior Elevations

- 6.1 The exterior front facade of the house must be composed of a minimum of 2 complementary materials including stucco, vinyl, brick, stone, wood, Smart Trim/Hardi Board, to ensure variety in house styles.
- 6.2 In lieu of the above, two-tone stucco build-outs will be considered as two material details.
- 6.3 Exterior front elevations must be submitted to the Vendor for approval prior to construction. The Vendor reserves the right to review, comment on and approve exterior front elevations, their materials, and colours, to ensure designs meet the overall architectural vision.
- 6.4 Flat roofs will not be permitted unless the design is submitted and approved by the Vendor prior to construction.
- 6.5 Corner lots are considered high-profile, and the Purchaser should consider providing additional trim and details on the street side elevation of the house.



This angled garage has suitable details on the side that faces the street. The stucco facades of both houses have complementary trim, or build-outs.



8



9



10



11

These country houses of various sizes and types all have sufficiently detailed facades, and two-car garages.

7 Landscaping (See Tree Planting Guidelines)

- 7.1 Landscaping must be done at the Purchaser's expense. The location and species of the front yard tree must be specified and submitted to the Vendor for approval.
- 7.2 At minimum, 1 tree must be planted in the front yard. See Tree Specification for details.
- 7.3 All front and side yards, and all boulevards fronting and flanking the property must be sodded by the Landscaping and Driveway Completion Date on page 13. Requests for extensions must be submitted in writing to the Vendor, and must be approved 2 weeks prior to the date.
- 7.4 Seeding instead of sod shall not be permitted on front yards, side yards, or boulevards.
- 7.5 Rear yards can be seeded or improved with river rock or other suitable material. Other materials must be shown on a plan submitted to the Vendor for approval prior to construction.
- 7.6 The Vendor is responsible for the planting of one tree on the front boulevard at the direction of the RM of Springfield. This tree will be maintained at the homeowner's expense in perpetuity.

8 Fencing (See Fence Guidelines and Fence Locations Map)

- 8.1 Fencing must be constructed at the Purchaser's expense and as according to the Fence Guidelines and Fence Locations Map. Fencing location and specification must be submitted to the Vendor for approval prior to construction.

TREE PLANTING GUIDELINES

1 Location

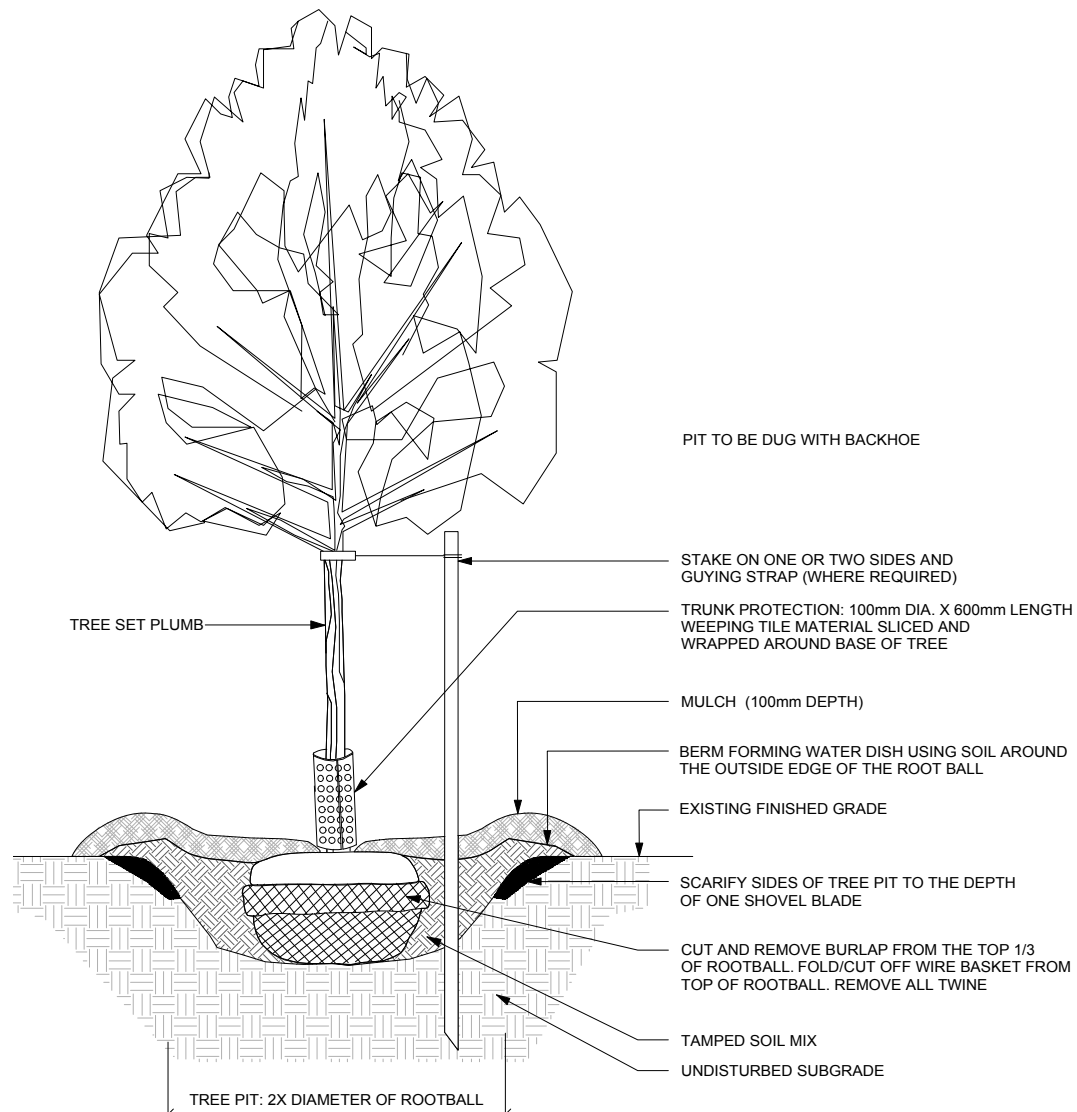
1.1 The Purchaser must plant, at minimum, 1 tree in the front yard, a minimum of 4.0 m away from the house and 2.5 m away from pathways and driveways. Its position should not obscure the view of the front entrance from the street. The location and species of the tree must be shown in the site plan submitted to the Vendor.

2 Type and Caliper

2.1 Suitable species include Amur Maple, Paper Birch, Showy Mountain Ash, Starlight Crab Apple, Japanese Tree Lilac. Suitable species must be 60 - 80 Caliper.

3 Planting

3.1 Trees must be planted, staked and protected, as below.



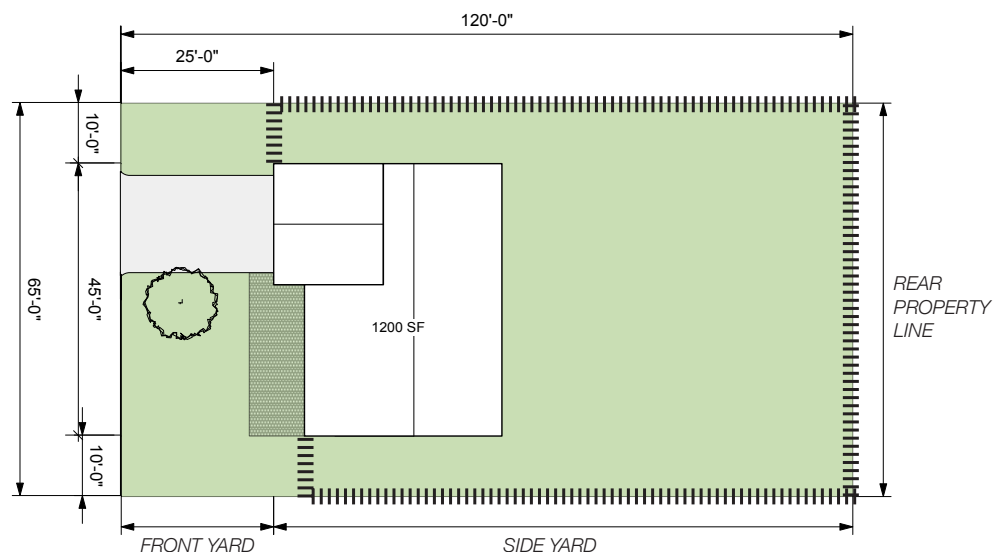
FENCE GUIDELINES

1 Construction of Fencing

- 1.1 All fencing is to be constructed at the Purchaser's expense and only Approved Fence Type A and Approved Fence Type B as outlined on the following pages will be permitted.
- 1.2 All fence designs must be submitted to the Vendor for approval prior to construction. Submissions must include a site plan showing location on the property line and a specification of the fence, including height, materials and details. (See Submission and Approval)
- 1.3 Any fencing that has been installed in contravention of these guidelines, and any fencing that has not been approved by the Vendor prior to construction, will be subject to removal at the Purchaser's expense plus a fee of 10% which will be charged to the Purchaser and will be due and payable on demand. 48 hours notice will be provided to the Purchaser prior to the Vendor entering onto the land to remove such non-conforming structures. The Purchaser agrees not to impede the Vendor, or their affiliates, from entering onto the land in this case.
- 1.4 These guidelines do not replace zoning by-laws or fence requirements of the RM of Springfield.

2 Location

- 2.1 Fencing in **all locations** on the Fence Locations Map shall be constructed by the Purchaser.
- 2.2 The fencing outlined in this specification is permitted only in side and rear yards. Side yards begin at the front wall of the dwelling and extend to the rear property line.
- 2.3 Swimming pools must be entirely fenced in with a minimum height of 5 feet and a maximum height of 6 feet above finished grade. The fencing must comply in all other respects with the Manitoba Building Code and with these guidelines.
- 2.4 Fencing in front yards is limited to 3' feet high and must comply with all other RM of Springfield regulations. If front yard fencing is desired it must be specified and submitted to the Vendor for approval prior to construction.



Fencing locations on a typical lot.

3 Approved Fence Type A - Wood Fence

- 3.1 Fence Type A must be constructed on all rear property lines that abut another rear yard, and all rear property lines that are situated on the Subdivision Boundary.
- 3.2 Fence Type A must be constructed on all rear yards on Public Reserve B (Block 5, Lots 1,2,3) and Public Reserve C (Block 4, All Lots).
- 3.3 Fence Type A must be constructed on all street facing side yards of corner lots.
- 3.4 Rear property line fencing must be continuous, without any breaks, and where rear access is intended, gates of the same material must be used.
- 3.5 Fence Type A may be applied to side yards.
- 3.6 Specifications : Fence Type A must be treated Brown wood OR solid cedar fencing, and shall not exceed 6 feet in height above finished grade. Fence Type A must follow the specifications below, or equivalent upon approval by the Vendor.

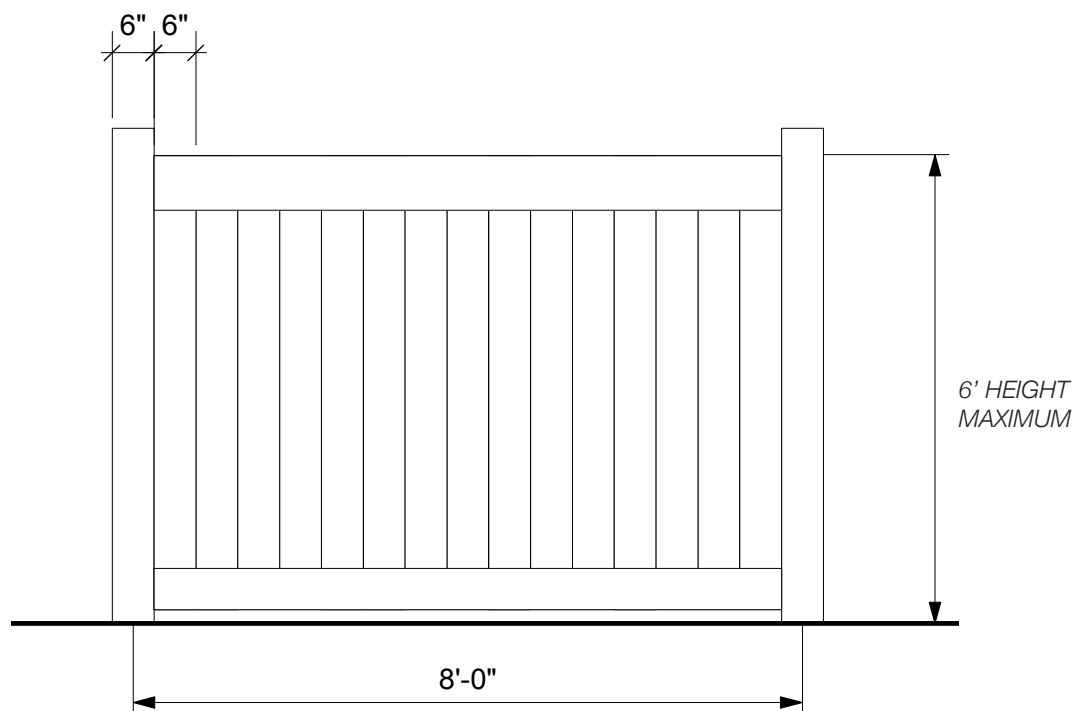
Posts 6"x 6"

1"x 6" Slats

Posts 8' on centre

Galvanized steel fasteners

Posts must be driven at least 4' deep



4 Approved Fence Type B - Black Chain Link Fencing

- 4.1 Fence Type B must be constructed on all rear yards of pond lots, and shall be located at the top of easement (not necessarily the property line).
- 4.2 Fence Type B must be constructed on all rear yards on public reserves. Exceptions to this are lots with rear yards on Public Reserve B and Public Reserve C, which must have Fence Type A.
- 4.3 Fence Type B must be constructed on side yards on public reserves.
- 4.3 Fence Type B must be continuous, without any breaks, and where rear access is intended, gates of the same material must be used.
- 4.4 Fence Type B may be applied to side yards. Exceptions to this are corner lots with side yards facing the street, which must have Fence Type A.
- 4.5 Specifications : Fence Type B must be black, chain link, and shall not exceed 4 feet in height. Fence Type B must follow the specifications below, or equivalent, subject to approval by the Vendor.

CHAIN LINK FENCING

4' Height

Top Rail (O.D.) 1 5/16"

Line Posts (O.D.) 1 7/8"

Terminal Posts (O.D.) 1 7/8"

9 Gauge minimum

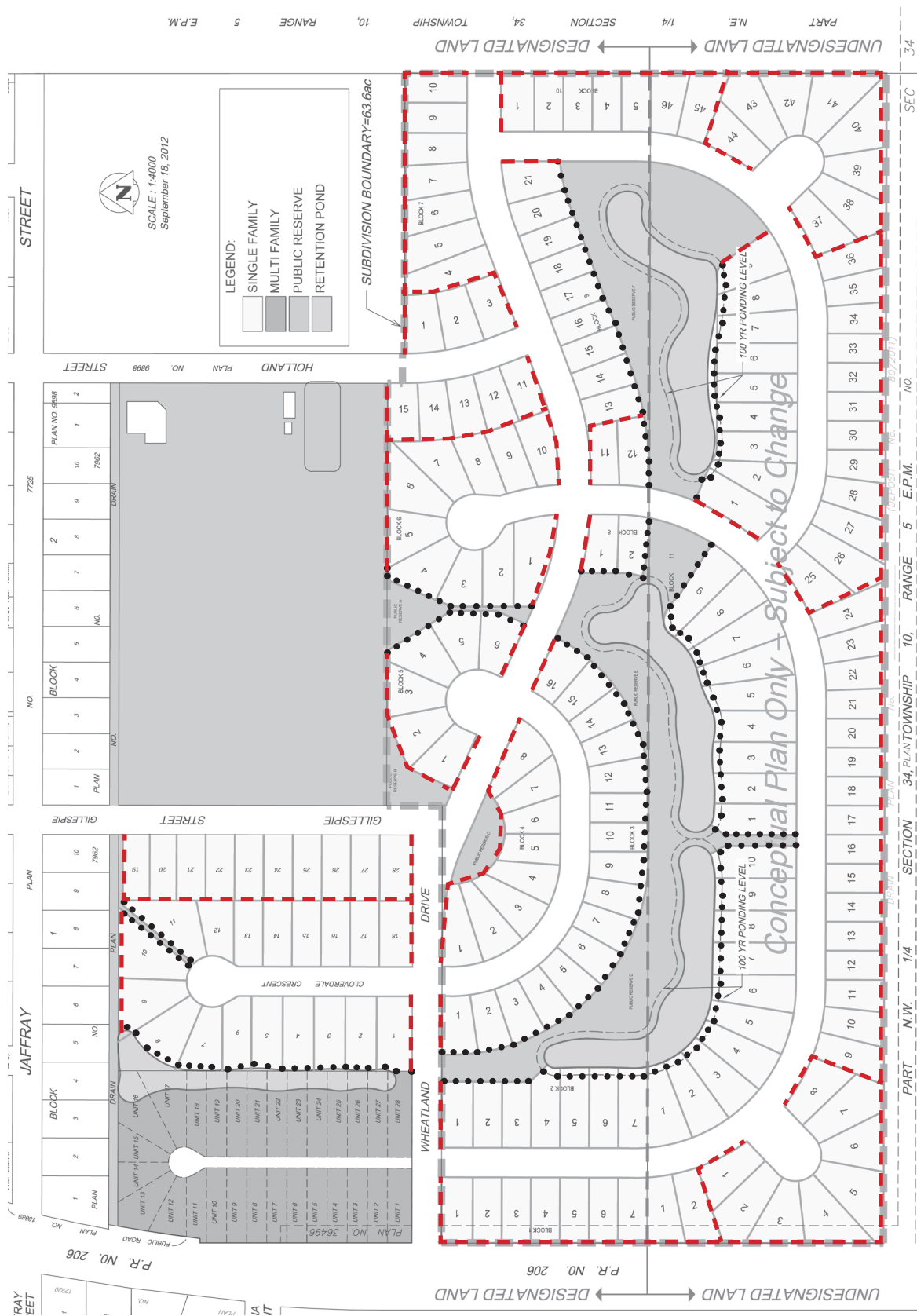
10' Spacing maximum

Black vinyl or black powder coat, all parts

Privacy Weaves, Slats, or Inserts of any style are NOT PERMITTED.



FENCE LOCATIONS MAP



- Fence Type A - Wood Fence
- Fence Type B - Black Chain Link Fencing
- Side Yard Fencing of either Fence Type A or Fence Type B

AGREEMENT

Landscaping and Driveway Completion Date _____
(dd/mm/yy)

Disclaimer : The Purchaser agrees to the above terms, conditions, regulations and guidelines set forth for this land. In doing so, the Purchase accepts all responsibility for failure to comply with any of the above-noted terms, conditions, regulations and guidelines. Further to the above, the Purchaser agrees to ensure that all By-laws, regulations, permits, approvals, or building codes applicable to the construction of a single-family dwelling unit, or multi-family dwelling unit, in the Province of Manitoba, more specifically in the RM of Springfield, will be adhered to. The Purchaser accepts full responsibility to ensure that all terms, conditions, regulations, guidelines, by-laws and building codes are adhered to in the construction of the dwelling unit.

(Purchaser)

(Witness)

(Purchaser)

(Witness)

(Ventura Land Company Inc.)

(Witness)

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ARCHITECTURAL APPROVAL FORM

DATE OF APPLICATION: _____

BUILDER & LOT INFORMATION:

Builder: _____ Subdivision: _____
 Contact: _____ Lot: _____
 Address: _____ Block: _____
 Telephone: _____ Plan: _____
 Fax: _____ Civic Address: _____

Attached Documents:

- 1.) Site Plan showing all house and lot dimensions (check off that these are attached):
- 2.) House Elevations showing the front, sides and rear elevations (check off that these are attached):

House Type (Circle all that apply):

Bungalow Split Level Bi-Level 2 Story 2 Story Split Cab-Over other **FOR:** Customer Show Home Spec Home

Builder Model Name / No. : _____ **Garage Dimensions:** _____

Total Square Footage (above ground excluding the basement and garage area): _____ **Driveway Type:** _____

EXCEPTIONS TO ARCHITECTURAL REQUIREMENTS:

Non-Conforming exceptions must be described below and are subject to Vendor Approval:
 (Please attach any relevant plans or specs showing the exception that is being requested)

Please indicate "N.A." or "Not Applicable" in the above space if no exceptions are being requested.

If no exceptions are required above, then it is assumed that the plans submitted meet all the guidelines set forth in the Schedule "D" Architectural Guidelines for Wheatland Park, as per the Purchase Agreement for the above noted lot. Failure to identify any aspects of the plans and specifications that do not comply with the aforementioned Architectural Guidelines will result in the forfeiture of any deposits on hand with the Vendor and a requirement for the Purchaser to re-construct any portions of the dwelling unit that do not comply so that the dwelling unit conforms to the Architectural Guidelines for the subdivision, at the Purchaser's sole cost.

ARCHITECTURAL GUIDELINES - VENDOR APPROVAL:		
Vendor Approval: _____	Date: _____	Signature: _____
<p><i>Please note that Architectural Approval must be obtained prior to application for building permit with the Rural Municipality of Springfield.</i></p>		

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