



Meadowlands

West St. Paul

Architectural Guidelines and Site Standards

Schedule 'E' to Lot Sale Agreement

Prepared by:

LOMBARD NORTH GROUP: PLANNERS & LANDSCAPE ARCHITECTS

287 Taché Avenue

Winnipeg, MB R2H 2A1

Tel:204-943-3896

Fax:204-947-5696

E-mail: planreview@lombardnorth.com

Date: August 17, 2019

NOTE: *The Developers of Meadowlands reserve the right to amend the Architectural Guidelines and Site Standards without notice at their sole discretion.*

1) PURPOSE OF THE GUIDELINES

The Architectural Guidelines and Site Standards are specifically written to promote and enforce a high level of quality in the execution of housing design and site development for Meadowlands. All house plans will be reviewed for compliance with the guidelines as detailed in this document. The Purchaser or Builder may provide alternative details and solutions to those presented within the guidelines, provided that these alternatives comply with the overall objectives of the guidelines and that a high-level of quality is maintained throughout. Traditional housing styles such as Arts and Crafts, Colonial, and Prairie Style, etc. are encouraged. Contemporary and modern styles will also be accepted as long as they proportionally and appropriately exhibit details that the Developer's Representative deems correct. Log-house style homes will be deemed unacceptable.

2) APPROVAL PROCESS – SUBMISSION OF PLANS

Submission of detailed plans must include detailed colour and material information to ensure that the overall visual character of both individual dwellings within the greater neighbourhood is appropriate. Lombard North Group, herein referred to as the Developer's Representative, will endeavor to complete the review of the builder's design within five (5) business days of the submission, provided all required documents are submitted. The Developer's Representative will provide the Builder or Purchaser with a Lot Grade Slip once their house design application has been approved by the Developer's Representative.

Approval forms and drawings must be submitted electronically in PDF format for approval to:

Lombard North Group
287 Taché Avenue, Winnipeg, MB R2H 2A1
Tel: (204) 943-3896, Fax: (204) 947-5696
planreview@lombardnorth.com

The Purchaser /Builder shall submit for Full Approval for all lots, including RMF1 and RMF2 zoned lots, one (1) copy of the following information to the Developer's Representative:

- a. **Approval Application Form (see Approval Application – Phase 1):** provided by the *Developer's Representative* and completed by the *Purchaser or Builder*.
- b. **Site Plan:** dimensioned and annotated where necessary, showing building locations and any projections, basement outline, setbacks, driveways, sidewalks, patios, decks, front and rear doors.
- c. **Design Grades** - elevations showing the proposed elevations listed below:
 - (1) main floor elevation with grades at all corners
 - (2) garage floor elevation with grades at all corners
 - (3) ground elevation at the front and rear corners of the house and garage
 - (4) design lot corner elevations from the civil grade plan which is provided to the Builder

- (5) driveway slope
- d. **Floor and Roof Plans:** indicated areas (in sq. feet) per level, including basement, room arrangement, and any unusual structural systems.
- e. **Elevations** (front, sides, rear): including details of features
- f. **Colour and Material Palette:** showing location of materials and colour on roof, front, sides and rear elevations, as well as trim etc. Colour chips, material samples, and other details may be required.

The Developer's Representative Approval and a Lot Grade Slip must be obtained prior to building permit applications. If Red River Planning District requires any changes to the package, the drawings must be re-submitted to the Developer's Representative for review and Reapproval.

ALL LOTS ZONED RMF1 and RMF2 require site plan and design approval prior to building permit application submission to the RM and/or Red River Planning District. Moreover, designs for duplex/townhomes shall align with specifically mentioned sections in the document for RMF1 lots. Where RMF1-related guidelines and standards are not specifically stated, site plan approval will be reviewed/granted on a one-off basis based on designs that are "generally" in alignment with the information contained in this document except where obvious conflicts exist.

It should also be noted that:

- a. The Developer reserves the right to deny approval if, in its opinion, the overall design does not meet with the standards of the development as determined by the Developer's Representative.
- b. The Developer reserves the right to waive any requirements concerning any approval.
- c. The guidelines contained within this document, issuance of an approval, grade slip, or provision of other information by the Developer or the Developer's Representative 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. Residential buildings, accessory structures and yard development shall be erected or placed on the Land in the Planned Area only as permitted in the Municipality's Zoning By-law.
- d. In all cases, approved designs shall take precedence over subsequent applications.
- e. Builders and/or Purchasers are advised to contact the Developer's Representative to determine the extent of any design restrictions which may apply to their lot(s).

3) INSTRUCTIONS TO BUILDERS

- 1) All building sites are to be kept safe and well-ordered during construction.
- 2) The Purchaser or Builder shall comply with all by-laws of the RM of West St. Paul respecting the zoning and use of the lot(s) and the applicable zoning and development agreements between the RM of West St. Paul and the Developer.

- 3) Scheduling:
- (1) An approach permit must be obtained from the RM of West St. Paul prior to construction of a driveway. Builders must install on each lot a concrete paved or interlocking paving stone driveway approach from the street to the front property line in accordance with the requirements of the RM and a concrete paved or interlocking paving stone driveway from the dwelling to the front property line, on or before the date of occupancy of the dwelling. The date may be extended at the discretion of the Developer's Representative in the event that the date of occupancy is during winter months.
 - (2) That a dwelling shall be under construction and the exterior of such dwelling shall be completed on each lot contained within the Purchased Lands by no later than the Completion Date/Show Home Completion Date for that lot as defined by the Builder's Lot Sale Agreement.
 - (3) Landscaping must be completed not later than 1 year after completion of building construction or the date of the occupancy of the dwelling (whichever is earlier), as detailed in the Lot Sale Agreement, **but may not be completed prior to the construction of any public sidewalk in front/flanking of the lot.**
- 4) No building waste or other material of any kind shall be dumped or stored on any Lot in the Development except clean earth for the purpose of levelling in connection with the erection of a building thereon or the immediate improvement of the grounds.
 - 5) A refuse bin shall be placed on each lot immediately after the basement walls on the lot have been poured/erected and shall remain on site until the dwelling on such lot is completed and the yard is graded.
 - 6) All garbage is to be stored out of sight in an enclosed refuse bin or structure shall be placed on each building site and it shall be placed within a chain linked fence or page wire affixed to a 2" x 4" frame and refuse shall be gathered and placed in the enclosed structures and emptied on a regular basis or within 24 hours of being notified by the Municipality in writing that the refuse container needs to be emptied.
 - 7) **Each individual Lot Owner shall be responsible for any garbage or debris that may be blown or scattered from their Lot and if they fail to clean up same within (five) 5 days of being notified by the Municipality of their obligation to do so, then the Municipality may clean up same and the parties agree that they may add such costs to the taxes on said Lot. The Municipality shall be the sole party to determine upon which Lot the debris has originated from.**
 - 8) Should a refuse bin be deemed unacceptable, by the RM or the Developer, the builder will replace the bin with an acceptable bin as identified by the RM of Developer's Representative.
 - 9) In the event that garbage, refuse etc. is not cleaned, the additional cost of clean-up will be taken from the Compliance Deposit Refund.
 - 10) **Where infrastructure damage cannot be attributed to a particular construction activity on a lot, costs shall be allotted among all lots constructed or under construction during applicable Phase of the development.** Costs associated with builder-related damage may include, but are not limited to,

repairs to chips or cracks in concrete joints, panels, gutters/splash strips, and/or removal of hardened concrete spills.

- 11) The Purchaser is required to obtain a sewer and water permit from the RM of West St. Paul. The Purchaser shall ensure that each sewer service remains plugged from installation until the foundation excavation has been backfilled and the roof of the dwelling has been sheathed, after which the house sewer may be connected.
- 12) Each Lot Owner must install and supply a water meter of such a size as determined by the Municipality on the Lot for the purposes of measuring water supplied to the home on the Lot. Immediately upon completion of such installation the Lot Owner must call the Municipality for inspection of same. Such installation must be to the satisfaction of the Municipality. The Municipality has the option of installing the water meter and charging the Lot Owner for same.
- 13) **Construction Access and Concrete Wash-Out Locations are identified in Map 2-Concrete Washout Location and Construction Access.** Concrete wash-out may ONLY be done within the concrete washout specified area(s). The wash-out area(s) 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 equally among all active building sites in the Phase.
- 14) **Where the Municipality feels earth, mud, clay, and other similar substances (i.e. Debris) is being generated from a lot and deposited on the municipal roadway, the municipality will provide (24hrs) notice to remove the debris from the roadway to the builder/lot owner. Failure to remove the debris by the builder/lot owner within that time, will result in the Municipality removing the debris at the builder's/lot owner's cost. Any costs incurred by the Municipality in cleaning the roads and repairing any damage to the roads caused by the debris may be added to the taxes on the Lot from where the Debris originated. The Municipality shall be the sole party to determine where the Debris on the street originated from and the Municipality's decision shall be final and binding upon all parties.**
- 15) The Purchaser will keep down noxious weeds and shall comply in all respects with the requirements imposed upon any owner and occupier of land under The Noxious Weed Act with respect to the Purchased Lands and shall indemnify and save harmless the Developer from all costs and expenses and penalties which may be imposed upon the Vendor in the event the Purchaser be in default hereunder.
- 16) No excavation may remain on the land except with the purpose of building on the same or for the improvement of the gardens and grounds thereof.
- 17) No person working in the Planned Area restricts the normal flow of traffic in or outside the Planned Area without the prior written consent of the Municipality.
- 18) Each Purchaser/Builder of a lot is required to sod the boulevard fronting and flanking the lot as and when required by the Developer's Representative upon notice and in accordance with the requirements of the Development Agreement and Lot Sale Agreement.

4) LOT GRADING

- 1) The *Builder* shall be responsible for completing the final grading of the lot in accordance with the requirements and specifications provided by the *Engineer in accordance with the Lot Sales Agreement*.
- 2) In order to maintain an appropriate level of consistency and quality, the Purchaser shall submit Grade requests (includes initial lot grade, final lot grade and final inspection) to the RM Municipal Clerk in the RM of West St. Paul. The RM's lot grade consultant will direct the establishment and marking of all the lot grade elevations required in accordance with Schedule F of the Lot Sale Agreement. All houses must be staked out prior to construction. Variances will not be granted by the Developer due to incorrect positioning of the foundation.
- 3) All grading operations shall be designed to drain all surface water in conformity with the municipally approved grading plan before the date of occupancy of the dwelling and all final lot grading shall be completed by the Builder/Lot Owner of the Lot.
- 4) Sump pumps and back up valves are to be installed and all lot drainage is to be discharged onto private property, not into the RM drainage ditch/streets or adjacent property.
- 5) Builders must thoroughly examine the grading plan for their own and neighbouring lots in order to achieve appropriate drainage patterns and prevent the use of retaining walls. Should retaining structures be required, the cost shall be borne by the first builder disturbing grades adjacent to the property line in such a way that a retaining wall is required. All retaining wall structures must be approved by the Developer's Representative.

5) DWELLING TYPE & SIZE

All home construction shall comply with the following minimum floor areas (excluding basements, garages, sunrooms and decks). The minimum floor areas are subject to 5% tolerance at the discretion of the *Developer's Representative*.

Lot Minimum Floor Area

Type	STANDARD LOT Min Sq. Ft.	LAKE/PARK/ADDIS AVE LOT Min Sq. Ft.	RMF1 Lots
Bungalow	1250	1400	Not allowed
Split/Bi-level	1250 (on main level)	1400 (on main level)	Not allowed
2 Storey	1500	1650	1200

6) Setbacks and Side Yards

The following standards are generally set by the R.M. of West St. Paul Zoning By – Law 2/99P.

Type	Min Front Yard (ft)	Min Rear Yard (ft)	Min Side Yard Interior (ft)	Min Side Yard Corner(ft)	Max Coverage
RS	20	25	4	5	50
RMF1	15	20	8 (see Note a)	5	70
RMF2	25	25	15	25	50

Notes:

- (a) Minimum side yard along party walls shared by two or more dwelling units facing the street and shared by two or more accessory detached garage units facing the rear lane, established by a lot split, may be 0.0ft.
- (b) For more detailed zoning bylaw information please visit: https://www.redriverplanning.com/wcm-docs/zoning_by_laws/West_St_Paul_Zoning_By-law_Consolidation_-_Updated_July_25%2C_2018_20180725095739.pdf

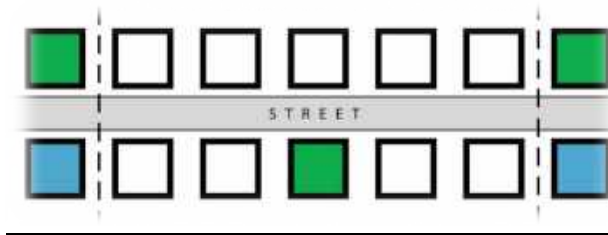
Meadowlands Specific Standards and Setbacks

- 1) For RS lots, the maximum side yard setback is Seven (7) feet from the side property lines to the foundation of the house or garage, whichever is closest. The maximum interior side yard setback is Seven (7) feet from the side property lines to the foundation of the house or garage, whichever is closest. Developers may make exceptions for lots larger than 50ft of frontage.
- 2) House width must be at least 70% of the lot width. Developers may make exceptions for lots larger than 50ft of frontage. Where Clause 6.1 and 6.2 conflict, the less restrictive of the two will apply.
- 3) For all lots backing onto the retention pond, PTH 101 or Railway Right of Way, see **Section 11. Cross Sections & Setbacks** for appropriate lot building setbacks. The rear setback for all remaining lots is as per the RM of West St. Paul Zoning Bylaw.
- 4) The Developer reserves the right to adjust the front setback in order to maintain the best possible location relative to the immediately adjacent houses on a case-by-case basis.
- 5) The alignment of front entries shall take precedence over the alignment of paired front garages. The placement of houses on the lots shall be reviewed such that the view from front windows and entrances is not unreasonably obscured by a neighbouring house. This may result in a front setback greater or less than the required minimum.
- 6) The Developer reserves the right to institute a front setback plan.

7) GENERAL GUIDELINES

- 1) A minimum of two (2) lots on the same side of the street, or within three (3) lots on the opposite side of the street (see [Figure 1](#) below) is required between same/similar house designs. The degree of similarity between two house plans/elevations is at the sole discretion of the *Developer* and the *Developer’s Representative*.

FIGURE 1: REPETITION OF HOUSE DESIGNS



- 2) **Cul-de-Sac Lots:** There shall be no repetition of house elevations within a cul-de-sac.
- 3) **Driveways and Walkways:**
 - a. Any driveways to permit access to Lots within the Planned Area shall be installed by the Purchaser/Builder together with a crossing from the travelled portion of the Road to each Lot which shall be constructed in accordance with the directions and specifications of the Municipality.
 - b. Not more than one (1) driveway shall be constructed for each single-family residential Lot and the driveway shall not have more than one (1) access to and from an abutting Street and such access shall not be to and from more than one (1) Street.
 - c. No lot shall have the nearing edge of an access located within twenty (20) feet of the intersection of any adjacent street.
 - d. Driveway construction shall be completed at the time the driveway approach is installed, all of which will be completed within one year of the construction of the house.
 - e. Driveway, driveway approach and front yard sidewalk finishes shall be poured concrete or interlocking stone.
 - f. Driveways must not exceed an 8% grade/slope
 - g. Driveways must be located as per driveway plan to be provided by the Developer's Representative – See **Appendix B – Driveway Location Plan**.
 - h. Excessive hardscaping/pathways in the front yard is not permitted to add additional width to the approved driveway.
- 4) **Elevation Design:**
 - a. Thorough articulation of each dwelling is required to ensure that the community as whole maintains a high standard of visual quality. All homes should be well proportioned, with the placement of windows, doors and other elevational features complementing the proportions of the walls and overall facade on which they occur.
 - b. Additionally, individual house details help to differentiate each home from its neighbours. 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 elevational relief so as to, once again, avoid large, unfinished, blank looking facades. Sidewalls adjacent to the front entry that exceed 10 feet in length require additional detailing such as a window or other treatment.

- c. **Side Elevations:** All front elevation materials must carry from the full height of the front elevation and wrap around to the side elevation for at least 1 feet. If a hydro/gas meter limits material placement a reduction to the 1 foot wrap-around can be made to accommodate the hydro/gas meter on that side only. All modifications shall adhere to electrical/gas codes and standards.
- d. **Two Storey and Bonus-Room-Over-Garage Homes:** there shall be a visible, exterior separation between the main floor of the garage and second storey above by a significant change in vertical plane and roofing so as to avoid a large, tall, monolithic mass, especially on the front-entry side of the garage.
- e. **Flankage or Corner Lots:** Homes on corner lots will require more detailing keeping in the style and materials present on the front elevation of the home.
- f. The front side of a side entry garage is considered part of the front elevation and should incorporate detailing as such.

5) **Exterior Wall Finishes:**

- a. The front of each home and the rear of each Park or Lake lot must have at least two (2) types exterior wall finishes, at least one (1) of which must a High-Quality Wall Finish. All other finishes are considered Secondary Finishes.
- b. High Quality Wall Finishes include:
 - i. Clay brick, cultured stone, stone, wood, Hardie board or equivalent material.
- c. Secondary Wall Finishes include:
 - i. Vinyl siding, stucco, and acrylic stucco.
 - ii. Other materials may be considered on a case-by-case basis for all lots.
- d. Vinyl siding may only be used on the second storey of houses on Park lots.
- e. 25% of the front elevation of the home must be clad in a High-Quality Wall Finish UNLESS the design of the elevation includes architectural detailing and/or roof articulation and/or other elements that enhance the visual quality of the home to the satisfaction of the Developer’s Representative.
- f. Homes with Hardie board, similar products or vinyl siding require corner panels of at least 3 inches (100mm) with similar panels under the soffits and around windows.
- g. Stucco finishes should complement, not complicate, the architectural style of the home. Skip trowel, light or medium dash, fine or medium sand float or light lace finishes are appropriate. Decorative finishes such as California, Monterey, Santa Barbara and Travertine are not appropriate. Built-up stucco moldings and trim details are acceptable.
- h. Hardie board or equivalent must be cut to suit the full required length. Closure moldings to join two pieces are not acceptable. Trim board is encouraged on window frames and at corner intersections. Siding lap shall not exceed 6 inches (150 mm).
- i. Jumbo brick or giant brick or “boulder” style cultured stone is not permitted.

6) **Exterior Detailing:**

- a. Trim and fascia are integral to the appearance of the house. Provide contrast and harmony when selecting colours.

- b. Perforated/ventilated aluminum soffits and fascia are permitted. Continuous 2-inch strip venting in soffits is preferred.
 - c. Fascia boards and trim are to be made of aluminum or wood, painted/stained to be consistent with the exterior colour palette.
 - d. Vinyl fascia, trim or eaves are not permitted.
- 7) **Visual Bulk and Massing:**
- a. All homes should be well proportioned, with the placement of windows, doors and other elevational features complementing the proportions of the walls and overall facade on which they occur.
 - b. 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 elevational relief so as to, once again, avoid large, unfinished, blank looking facades.
 - c. **Two Storey Homes:** 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.
 - d. **Bonus-Room-Over-Garage Homes:** Bonus-room-over-garage homes are those in which the majority (minimum 30 percent) or all of the second level of the house is located over top of a garage that extends more than threequarters the length of the garage beyond the front wall of the main floor of the house. For bonus room-over-garage homes the room overtop of the garage shall be setback minimum 5 feet from the front wall of the garage.
- 8) **Entrances:**
- a. Double-volume entries may only be acceptable subject to the approval of the Developer’s Representative.
 - b. Each front door is to be seen as a pronounced feature and therefore located in full view of the street, not concealed by the garage. Angled doorways will be permitted as long as the door not obscured by any feature of the house and is visible from the front street.
 - c. Maximum of 5 risers shall be included in the front elevation.
- 9) **Covered Entries and Porches:** Transitional spaces such as porches or covered entries are encouraged on all dwellings and will be reviewed on a case by case basis. Any front porch to be incorporated into the design and main body of each home and must be integral to the overall design of the house. The area of the porch should be large enough to accommodate some form of outdoor activity (casual seating, porch swing etc...).
- 10) **Garages:**
- a. All houses shall have a minimum of a double attached garage. RMF1 lots must have a minimum of a single garage per unit.
 - b. All garages shall complement the house elevation and overall street massing. Garage rooflines should be consistent with the elevation treatment of the development and blend into the massing of the home.

- c. The front-entry side of the garage is considered part of the front house elevation and, therefore, will be expected to incorporate detailing as such.
 - d. Painted garage doors are encouraged to provide variety to the streetscape.
 - e. Builders are encouraged to treat the typically flat front plane of the garage as a venue to further provide relief and detail to the front elevation. The use of two single garage doors, recessing one half of the garage against the other, and different styles of garage doors with possible window treatments are a small sample of the possibilities available.
- 11) **Decks:** All decks and deck features, patios, screens and other outdoor amenities are to be located within the rear or side yard only.
- 12) **Windows:**
- a. Windows should be of a consistent design; however special feature windows may be different.
 - b. All windows on the front elevation of dwellings are encouraged to have trim.
- 13) **Chimneys**
- a. Fireplace and furnace chimneys must be enclosed in a chase and be finished with the same material as the house.
 - b. Metal flue must not project any more than 6 inches (150 mm) above the chase.
- 14) **Roofs:** Roof pitch shall be consistent with the style of the home. One storey houses will typically require a minimum 5:12 pitch front-to-back slope roof, unless the house design dictates a specific roof pitch.
- 15) **Colour and Material Plans:** Will be reviewed with the following criteria: visual appeal, colour scheme contrasts, compatibility and unity and contrast with neighbouring houses. All exterior colour schemes must be submitted with plans for approval.
- 16) **Walkouts:** Residential buildings with a walkout basement are only be permitted on lots designated by the Developer as specified in the Lot Sale Agreement.

8) **LANDSCAPE STANDARDS**

Site landscaping is equally important to building design in developing the character of each dwelling as well as the continuum of the neighbourhood. The landscape design should provide adequate trees, plant materials, and other elements to enhance the building's setting within the streetscape and assist in providing a graceful transition between lots. All landscaping must be up kept to appear clean and free from weed growth.

- 1) **Planting:**
- a. With the exception of paved surfaces and planting beds, the site should be planted with sod, ground covers or other similar plant materials.
 - b. The planting of trees and shrubs in front yards is encouraged.
 - c. Plantings should provide privacy, texture, colour and life, shade and comfort, highlight and compliment the architectural design, and provide acoustical buffer and soften the transition

between the street, parkland, and trail system to the house Artificial grass, crushed stone, crushed aggregate, or decorative rock is not permitted in the front or rear yards.

- d. Each Purchaser/Builder of a lot is required to sod the boulevard fronting and flanking the lot as and when required by the Developer's Representative upon notice and in accordance with the Lot Sale Agreement.
- 2) **Lots Adjacent to Retention Pond:** The Developer will install native plant materials within the rear 42.3ft (12.8 m) of each lot adjacent to the wetland (i.e. Vegetation Easement). Homeowners must ensure that the native plant materials installed within this area are maintained at all times, and agree that they will NOT:
 - a. Excavate, drill or cause any damage or injury to the easement area.
 - b. Modify the shoreline, slope or water depths of the easement area in any way;
 - c. Construct or place any building, shed, retaining walls or other improvements within the easement area;
 - d. Store any materials within the easement area;
 - e. Trim, cut or remove any silt fencing, ground cover, trees, shrubs, underbrush or any species of plant life within the Vegetation Easement, except as required by the maintenance programs adopted by the RM of West St. Paul for regular weed control and thatch removal.
 - f. Place any yard weeds or composting material, including but not limited to grass clippings, within the Vegetation Easement;
 - g. Apply any fertilizer of any type to the soil, ground, ground cover, trees, shrubbery, underbrush or any type of plant life within the Vegetation Easement;
 - 3) The Builder will install silt fencing that must be maintained by the Builder/homeowner until the native grass plantings have been established.
 - 4) Homeowners are prohibited from creating a paths, mechanical or otherwise through the easement area to access the retention pond.
 - 5) **Fencing:** Fencing shall be in accordance with the standards outlined in Appendix A: Fencing Specifications and Construction Details attached hereto form part of the Architectural Guidelines.
 - a. In addition, the developer will install fencing as shown in **Map 4 – Site Fencing Plan (ref #: LF3 and LF4)**. Homeowners will be required to maintain and/or repair or replace the fence, berm and the noise attenuation fence as installed by the Developer.
 - b. **Builders/homeowners are only permitted to install fencing as shown in Appendix A: Fencing Specifications and Construction Details and as outlined in Map 4 -Site Fencing Plan**
 - c. Fencing along or inside any lot must be maintained with the same materials, colour and design by the lot owner such that no material deterioration occurs.
 - d. Fencing cannot extend past the front façade of the dwelling except in locations where homes are siding onto either back lanes or collector roads.
 - e. All fencing must comply with RM of West St. Paul Zoning-By Laws.
 - f. Homeowners will not place any artificial visual screening or out-building within Three (3) metres of any open chain link fence located along the rear property line. This includes specifically any

attachments typical to open fencing, especially privacy slats of any kind. Only vines, shrubs, trees or other similar natural horticultural elements are permitted.

- g. All interior lot boundary fences not outlined in Map 4 – Site Fencing Plan must be LF2-1.83m Wood Privacy Fence as shown in Appendix A: Fencing Specifications and Construction Details

6) **RMF1/RMF2 Lots:**

- a. As part of the plan review, a detailed front yard (and flankage, if applicable) landscape plan for all RMF1 zoned land must be submitted to the Developer’s Representative for approval.
- b. As part of the plan review, a detailed landscape plan for all RMF2 zoned land must be submitted to the Developer’s Representative for approval.

9) **COMPLIANCE DEPOSIT**

The purpose of the Compliance Deposit is to ensure house construction is consistent with the Architectural Guidelines and Site Standards and obligations under the Lot Sales Agreement. The *Purchaser* is required to provide a Compliance Deposit to be held in trust by the *Developer’s Representative* as specified in the Lot Sales Agreement for single family, RMF1 and RMF2 zoned lot(s). All or a portion of the Compliance Deposit can without limitation and at the sole discretion of the *Developer’s Representative* be used to pay for any of the following:

- i) Compliance with these Architectural Guidelines and Site Standards, site/plan approval and obligations under the Lot Sales Agreement
- ii) specific repairs to RM infrastructure
- iii) clean-up that is attributed to a *Purchaser* or *Builder’s* negligence or damage
- iv) pay proportionately for general development clean up or infrastructure repairs which cannot be attributed to a specific *Purchaser* or *Builder*.

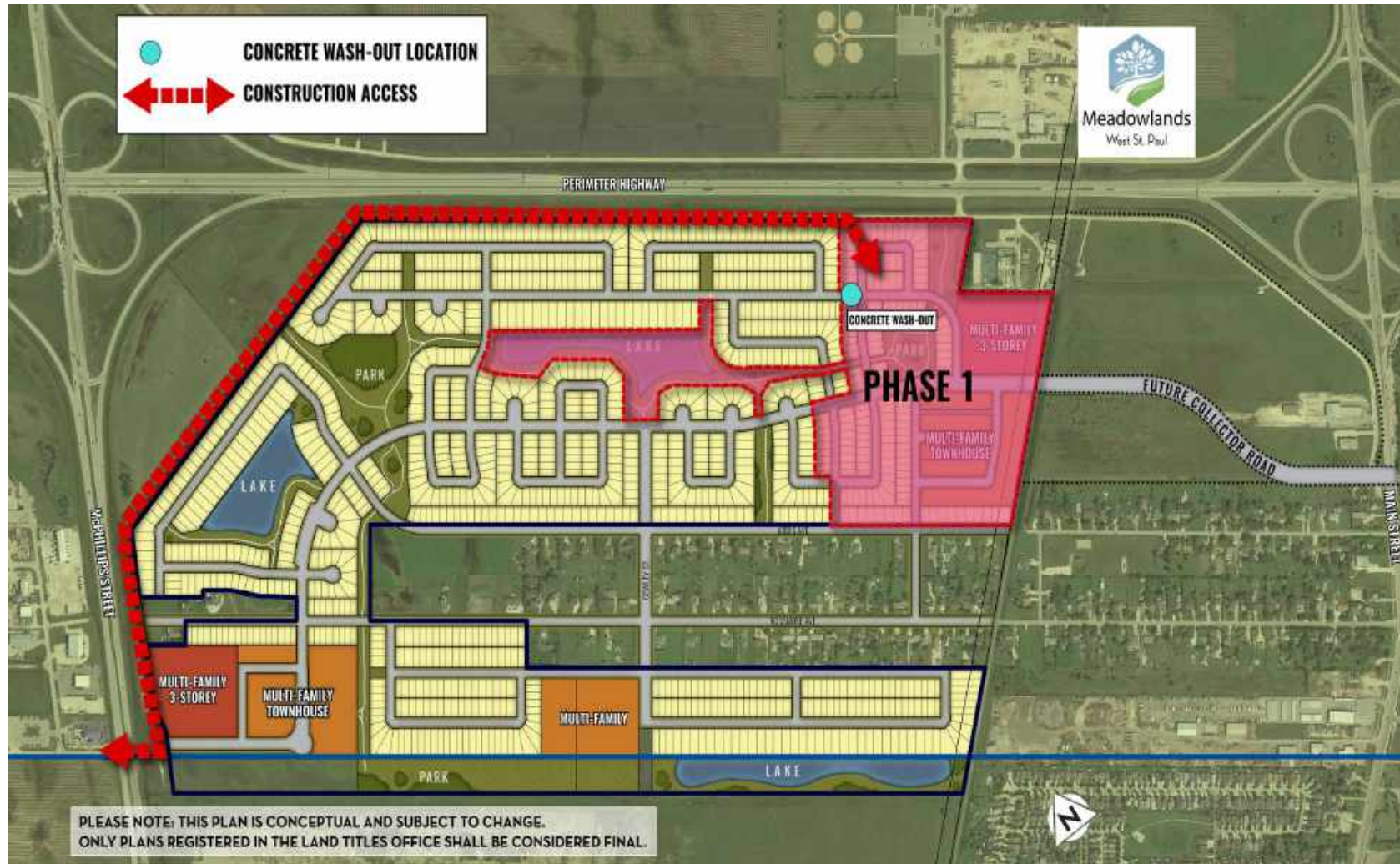
It is understood and agreed clean up and repair responsibility attributed to *Purchasers* or *Builders* excludes workmanship and warranty repairs attributed by the Municipal Engineer to the streets and underground contractor works. This Compliance Deposit is refundable to the *Purchaser* as outlined below unless a letter of credit is provided.

Compliance Deposit Calculation Procedure: The *Developer’s Representative* will, from time to time, carry out on-site inspections of construction to confirm compliance with the design guidelines and approved grades. Upon completion of construction, the *Purchaser* or *Builder* will notify the *Developer’s Representative* at which time a final inspection will be carried out to confirm compliance. All seasonal work such as driveway paving, sodding and landscaping must be completed prior to this inspection. Following the receipt of the final inspection form, a calculation of the compliance and deficiency costs will be made, or a list of deficiencies to be completed will be provided to the *Purchaser* or *Builder* prior to the release of the compliance refund or release of letter of credit.

10) MAP 1 – SITE LOCATION PLAN- PHASE 1



MAP 2 – Concrete Washout Location and Construction Access

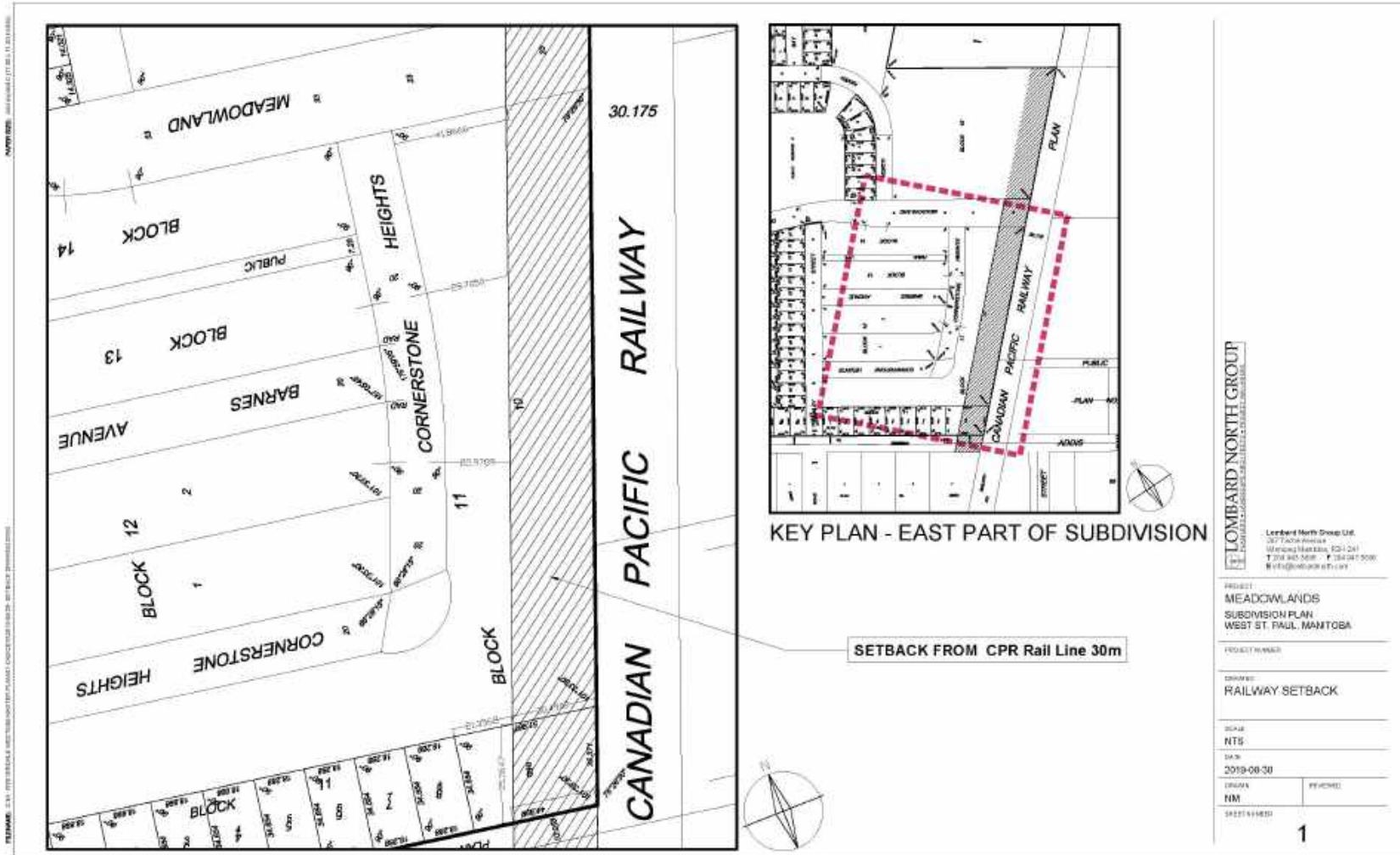


11) Map 3 - Site Fencing Plan

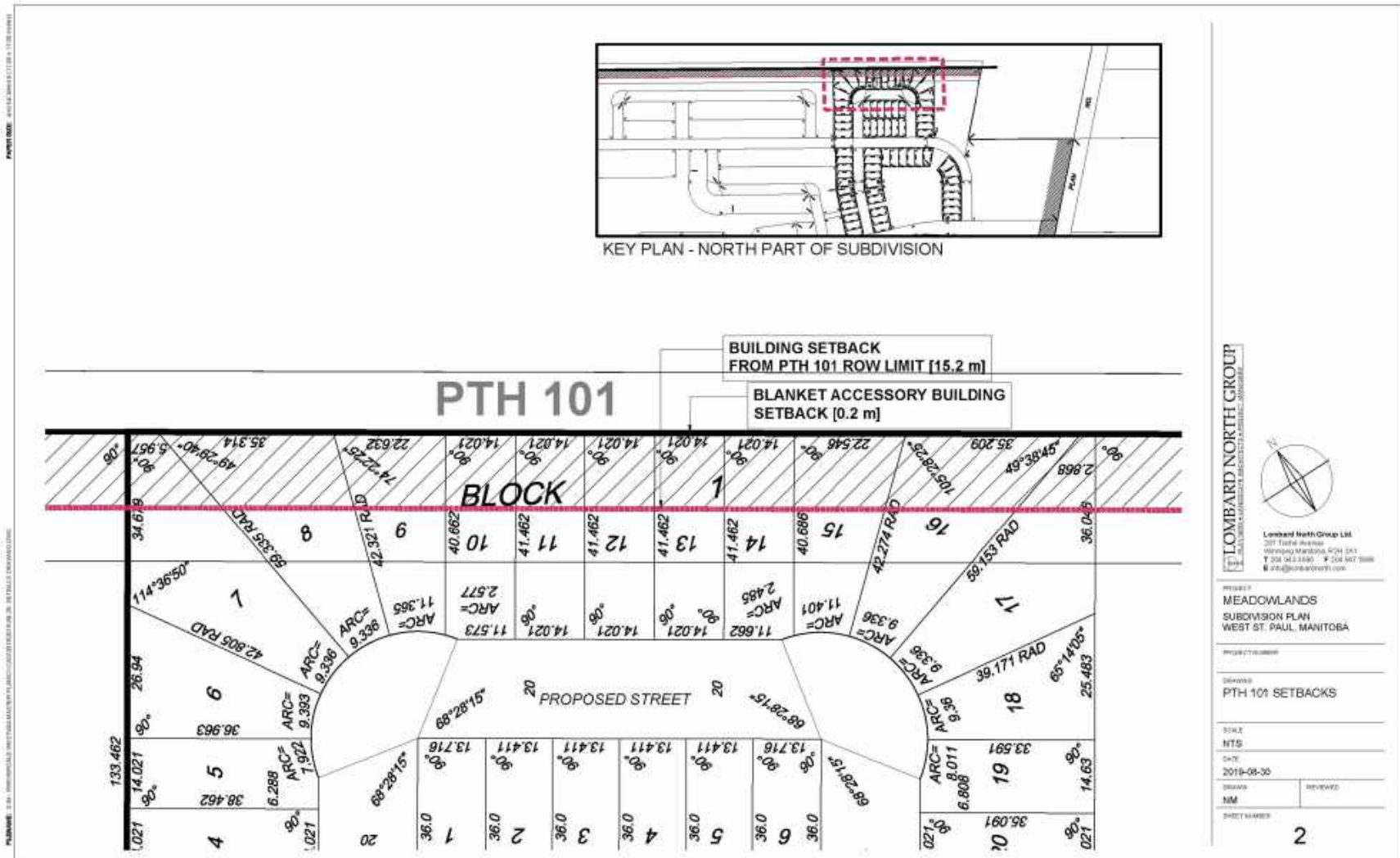


12) CROSS SECTIONS & SETBACKS

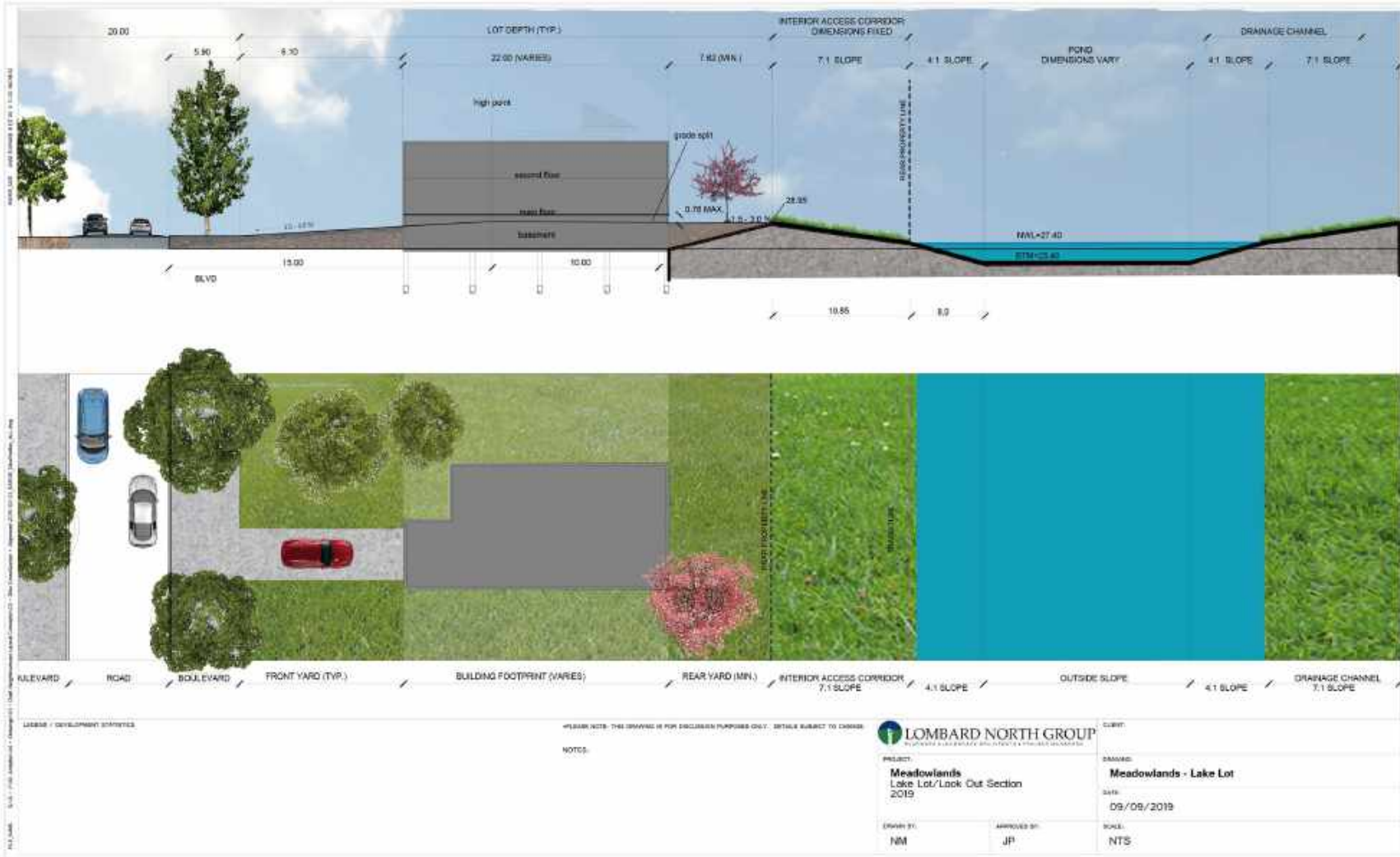
CP Rail Setback



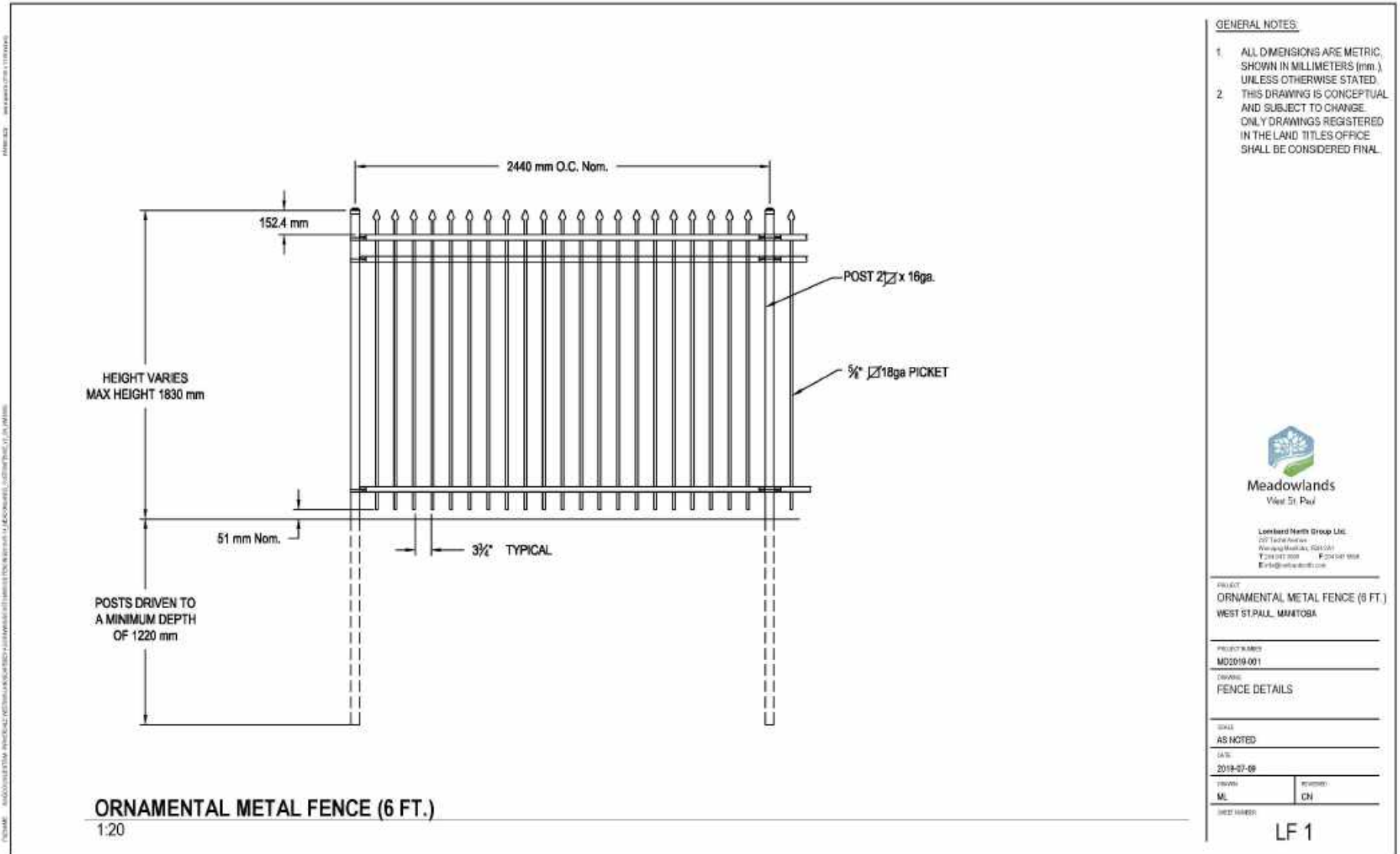
Perimeter Highway Setback

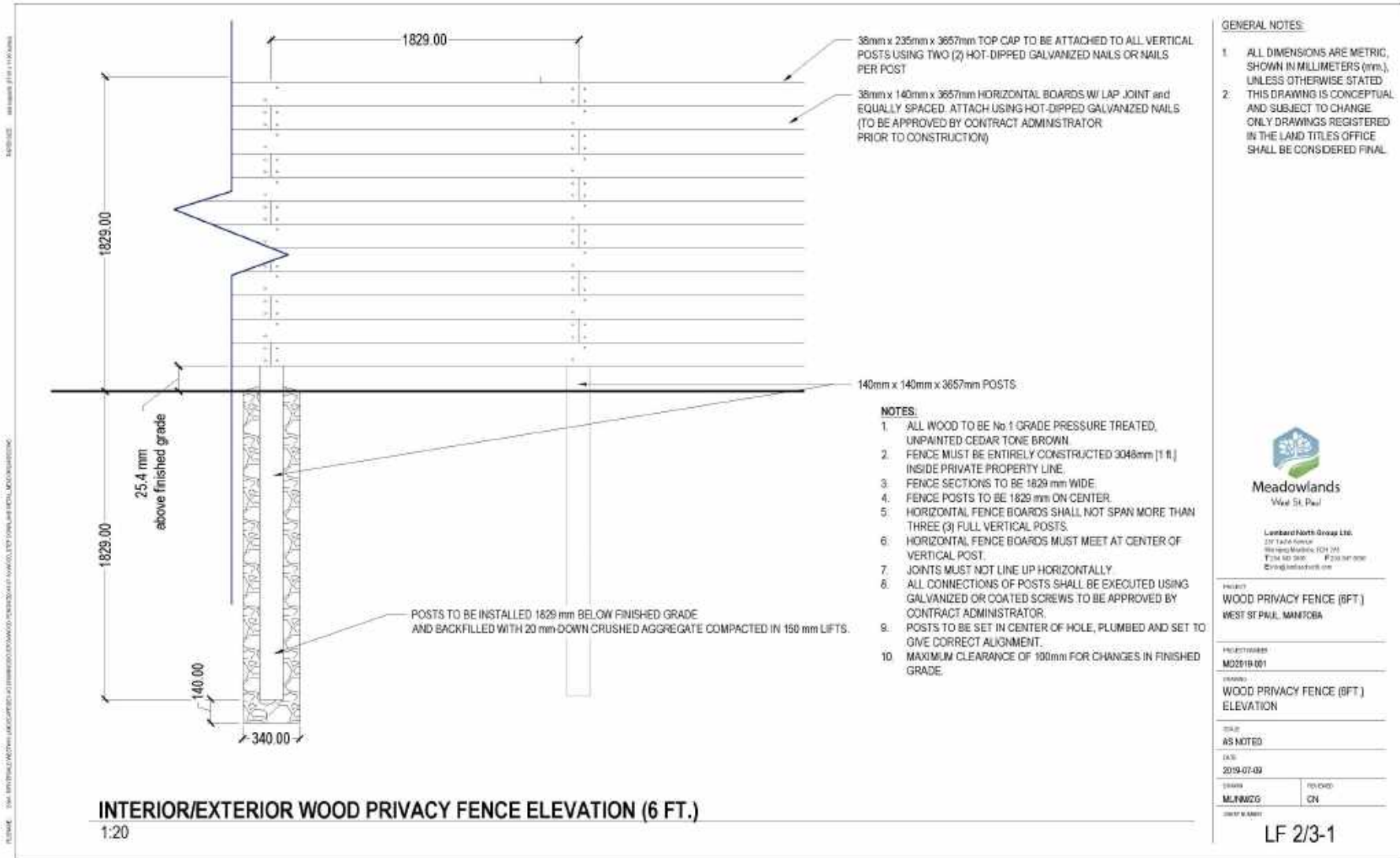


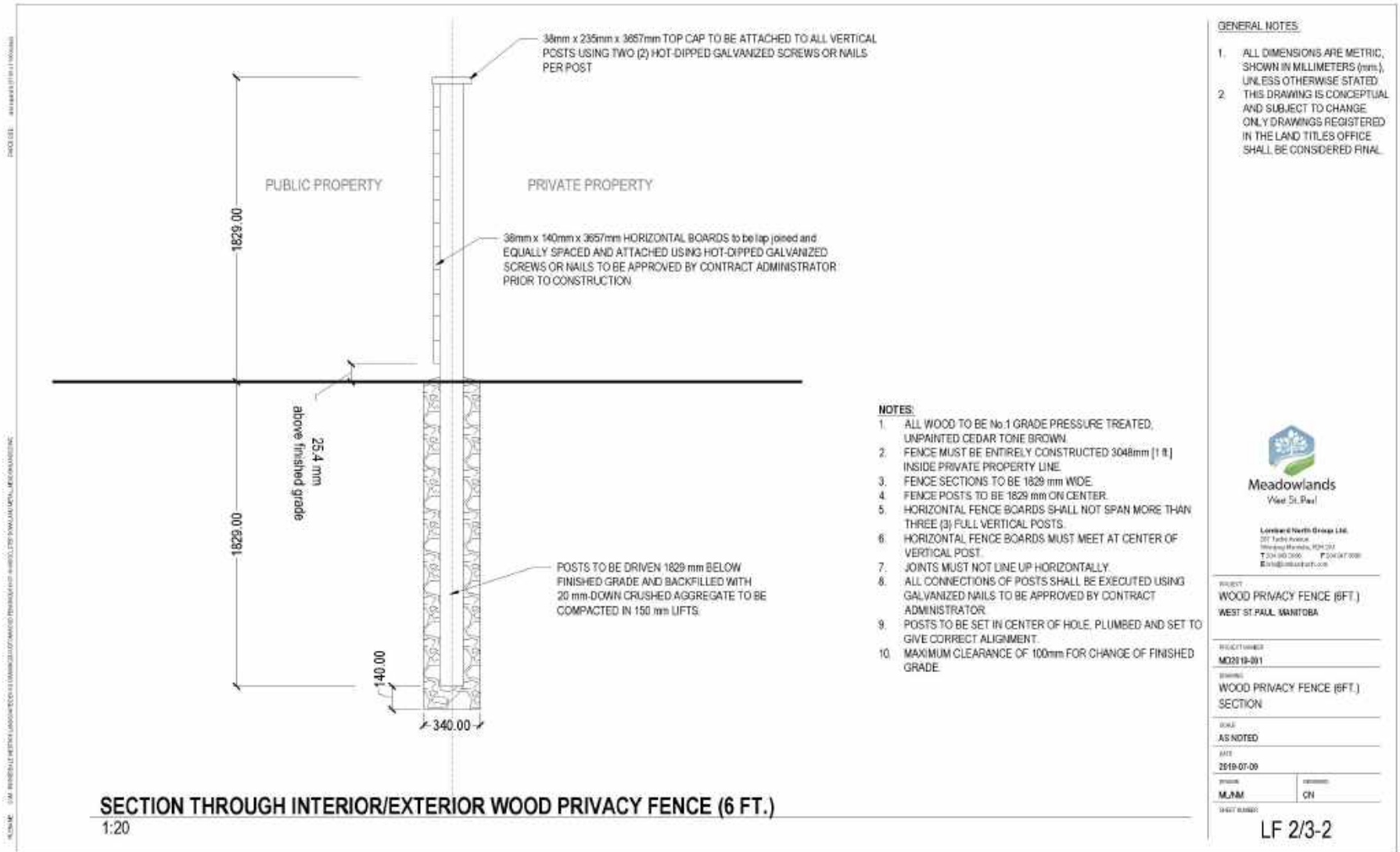
Lake Lot Setback

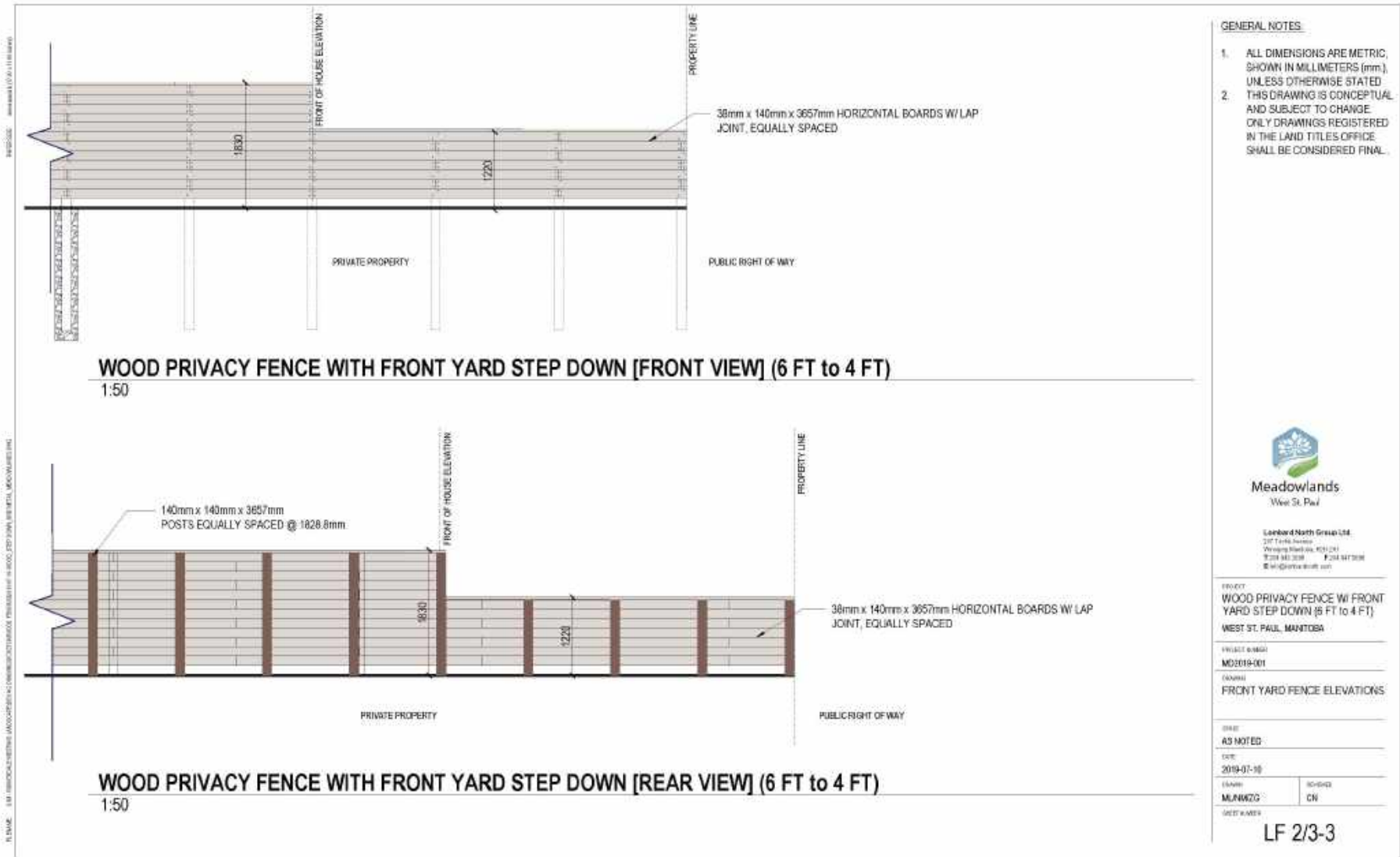


Appendix A – Fencing Specifications and Construction Details



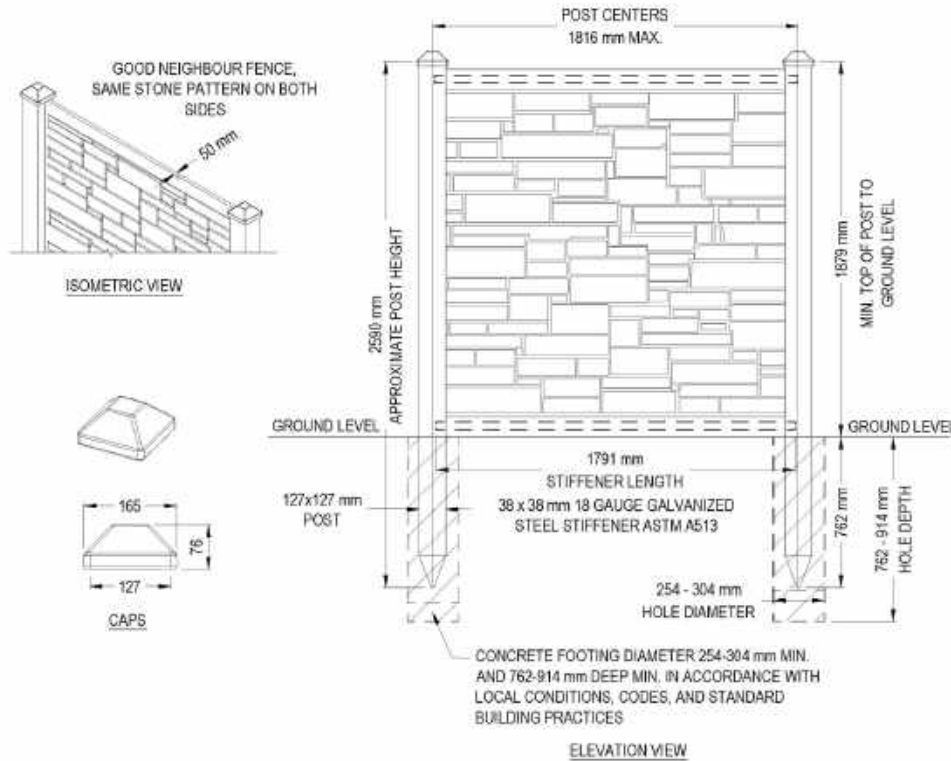






18/12/2013 10:58:00 AM

18/12/2013 10:58:00 AM



PERIMETER HIGHWAY FENCE
1:20

GENERAL NOTES

1. ALL DIMENSIONS ARE METRIC, SHOWN IN MILLIMETERS (mm.), UNLESS OTHERWISE STATED.
2. THIS DRAWING IS CONCEPTUAL AND SUBJECT TO CHANGE. ONLY DRAWINGS REGISTERED IN THE LAND TITLES OFFICE SHALL BE CONSIDERED FINAL.



Meadowlands
West St. Paul

Lombard North Group Ltd.
207 Tacka Avenue
Weyburn, Manitoba R2H2K1
T 204 461 3800 F 204 917 1899
E info@lombordnorth.com

PROJECT
MEADOWLANDS
WEST ST. PAUL, MANITOBA

PROJECT NUMBER
MD2010-001

ISSUES
PERIMETER HIGHWAY FENCE

SCALE
AS NOTED

DATE
2013-03-09

DESIGNER
JG

REVISION
01

SHEET NUMBER

LF-4

Without limiting the generality of the foregoing, the following Lots in Phase 1 shall have the following access:

- Lot 1 Block 1 shall have their access off of Cartmill Bay and not off of North Haven Way.
- Lot 1 Block 2 shall have their access off of the narrowest side of said Lot fronting Cartmill Bay.
- Lot 1 Block 3 shall have their access off of Prairie Sage Street and not off of North Haven Way.
- Lot 1 Block 4 shall have their access off of Prairie Sage Street and not off of North Haven Way.
- Lot 1 Block 6 shall have their access off of Prairie Sage Street and not off of Meadowland Drive.
- Lot 1 Block 7 shall have their access off of Prairie Sage Street and not off of Meadowland Drive.
- Lot 1 Block 8 shall have their access off of Newman Street and not off of Meadowland Drive.
- Lot 1 Block 9 shall have their access off of Newman Street and not off of Meadowland Drive.
- Lot 1 Block 10 shall have their access off of Marigold Road and not off of Newman Street
- Lot 1 Block 11 shall have their access off of Addis Avenue and not off of Pawley Street
- Lot 1 Block 12 shall have their access off of the widest side of said Lot fronting Cornerstone Heights and not off of Pawley Street
- Lot 2 Block 12 shall have their access off of Barnes Avenue and not off of Cornerstone Heights and not off of Pawley Street
- Lot 6 Block 2 shall have their access off of the narrowest side of said Lot fronting Cartmill Bay.
- Lot 7 Block 2 shall have their access off of North Haven Way and not off of Cartmill Bay.
- Lot 8 Block 5 shall have their access off of North Haven Way and not off of Meadowland Drive.
- Lot 9 Block 9 shall have their access off of Newman Street and not off of Marigold Road.
- Lot 10 Block 9 shall have their access off of the narrowest side of said Lot fronting Marigold Road.
- Lot 10 Block 11 shall have their access off of Cornerstone Heights and not off of Meadowlands Drive or Pawley Street.
- Lot 12 Block 2 shall have their access off of North Haven Way and not off of Cartmill Bay.
- Lot 19 Block 9 shall have their access off of Marigold Road and not off of Meadowland Drive.
- Lot 19 Block 10 shall have their access off of Marigold Road and not off of Meadowland Drive.
- Lot 20 Block 10 shall have their access off of Pawley Street and not off of Meadowland Drive.
- Lot 23 Block 1 shall have their access off of Cartmill Bay and not off of North Haven Way.
- Lot 35 Block 10 shall have their access off of Addis Avenue and not off of Pawley Street.
- Lot 42 Block 10 shall have their access off of Addis Avenue and not off of Newman Street.