



# Meadowlands

## West St. Paul

### **Phase 3: Architectural Guidelines and Site Standards**

**VERSION 1.1**

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**Date: November 18, 2025**

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

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## REVISIONS

The Architectural Guidelines and Site Standards outlined in this document are applicable to Meadowlands Phase 3. This document is occasionally reviewed and may be amended to reflect evolving conditions impacting the development. This document, and any revisions hereto, form a part of the Lot Sale Agreement with the Purchaser. **All house designs and site plans will be reviewed against the most current version effective at the time of house plan submission.**

Where significant changes have been made, the Developer's Representative may re-issue this document to the Purchaser or their designate. It is the responsibility of the Purchaser to ensure that the most current standards are used when submitting plans for approval. If you are unsure, please do not hesitate to ask.

**TABLE 1: REVISIONS**

VERSION	DATE	EDITS
1.0	2025-05-06	Original – Subject to edits to RM Zoning Bylaw changes ZB2025-03P
1.1	2025-10-18	Rear fence requirement along pond

Signature: \_\_\_\_\_

Date: November 18, 2025

## 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 their designate 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.

This document makes several references to various parties that either have ownership of a lot and/or home or are involved in the construction of a home. In some instances, these parties may be the same. This is a reflection of the use of different terms defining these parties as outlined in various agreements affecting the development. This document uses a blend of these terms to maintain consistency with these aforementioned agreements. We provide the following definitions for clarity and interpretation purposes:

- a) **Purchaser:** Is the purchaser of a Lot for the purposes of constructing a home and is the entity bound by the provisions of the Lot Purchase Agreement with the Developer.
- b) **Builder:** Is the entity responsible for constructing the home. The builder may be, but is not necessarily, the Purchaser.
- c) **Lot Owner:** Is the person(s) shown as the registered owner(s) of the lot, which may be the Purchaser or a homeowner.
- d) **Homeowner:** Is the resident of a constructed home.

## 2. INDEMNITY & PURCHASER'S RESPONSIBILITIES

The Purchaser shall indemnify and hold harmless the Vendor and the Developer's Representative for all damages, third-party claims, and costs and expenses, including legal costs on a solicitor and own client basis, for any and all breaches of the Lot Sale Agreement inclusive of the Meadowlands – Phase 3 Architectural Guidelines and Site Standards enclosed within.

The following **Architectural Guidelines and Site Standards** will govern the design, use and development of residential development in Phase 3 of Meadowlands. Where required, best efforts were made to align this document with RM of West St. Paul's Zoning By-Law and any Development Agreements

pertaining to the lands executed between the Developer and RM of West St. Paul. In the event conflicts or discrepancies arise, the most current Zoning By-Law regulations and the provisions of any registered Development Agreements on the land shall prevail over the contents of these Architectural Guidelines and Site Standards.

It is the Purchaser's responsibility to ensure it is aware of its legal requirements when undertaking home construction in Meadowlands and will ensure its employees, agents, contractors or sub-contractors are aware of same.

### 3. APPROVAL PROCESS – SUBMISSION OF PLANS

Submission of detailed plans is required to ensure that the overall visual character of individual dwellings in Meadowlands is appropriate and reflective of the expected quality. Lombard North Group, herein referred to as the Developer's Representative, will endeavor to complete the review of the design within five (5) business days of the submission, provided all required documents are completed and submitted. The Developer's Representative will provide the Purchaser or their designate 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**  
[planreview@lombardnorth.com](mailto:planreview@lombardnorth.com)

The Purchaser or their designate 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 3):** provided by the *Developer's Representative* and completed by the *Purchaser or their designate*.
- 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 Purchasers or their designate
  - (5) driveway slope
- d. **Floor and Roof Plans:** indicated areas (in square 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 plans/contents previously approved by the Developer's Representative, these plans/contents must be re-submitted to the Developer's Representative for review and reapproval.**

**ALL LOTS ZONED RMF-1 and RMF-2 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 RMF-1 lots. Where RMF-1-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. The Purchaser or their designate are advised to contact the Developer's Representative to determine the extent of any design restrictions which may apply to their lot(s).

## 4. BUILDING IN MEADOWLANDS

- 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. The Purchaser 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 LOCKING 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 Purchaser'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. Timelines for completion may be extended by the Developer's representative at their sole discretion.**
  - 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) **The Purchaser or 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 Purchaser or 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 billed to the Purchaser. If payment is not received in a timely manner, funds will be deducted from the Purchaser's Compliance Deposit or Letter of Credit.
  - 10) **Where infrastructure damage cannot be attributed to a particular construction activity on a specific lot, costs shall be allotted among all lots constructed or under construction during applicable timeframe of 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.

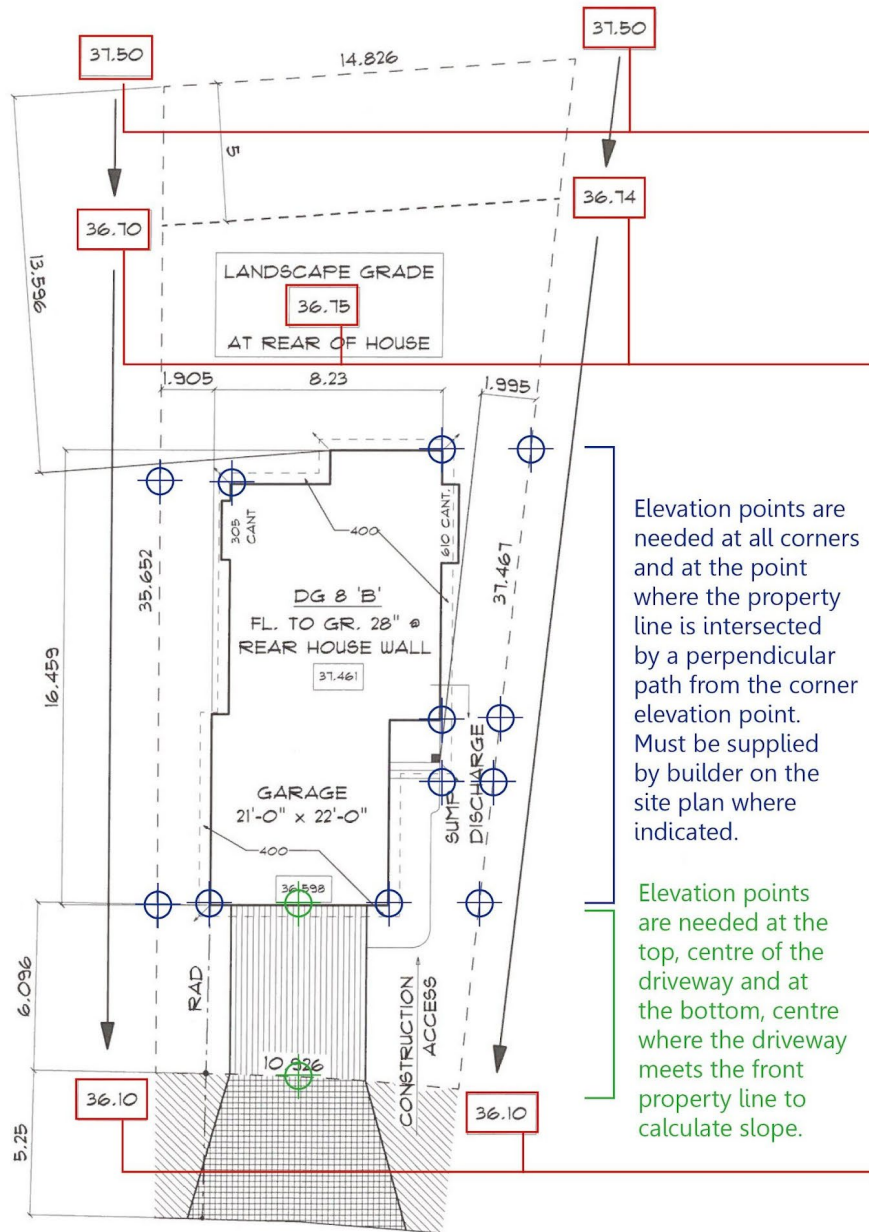
- 11) The Purchaser is required to obtain a sewer and water permit from the RM of West St. Paul. The Purchaser shall ensure that each sewer service remains plugged from installation until the foundation excavation has been backfilled and the roof of the dwelling has been sheathed, after which the house sewer may be connected.
- 12) Each Purchaser or 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 Purchaser or 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 Purchaser or Lot Owner for same.
- 13) **Construction Access is from Meadowland Drive**
- 14) Concrete Wash-Out Locations are identified in **Map 2-Concrete Washout**. 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 lot Purchaser and allotted equally among all active building sites in the Phase.
- 15) **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 or right of way, 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 Purchaser/Lot Owner within that time, will result in the Municipality removing the debris at the Purchaser'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.**
- 16) The Purchaser/Lot Owner 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 Developer in the event the Purchaser/Lot Owner be in default hereunder.
- 17) 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.
- 18) 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.
- 19) Each Purchaser 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.
- 20) Stakes/risers are located on all lots identifying approximate locations of underground services. The Purchaser is responsible for locating and protecting underground infrastructure on or adjacent to their site at the beginning and during the entirety of their build. Approval of architectural designs

based on drawings submitted by the Purchaser or the Builder to Developer's Representative does not release the Purchaser of their requirement to locate and protect infrastructure during home construction.

## 5. LOT GRADING

- 1) The *Purchaser* 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 at 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 Purchaser.
- 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 pursuant to Section 4.09 of the RM of West St. Paul's Lot Grade By-Law.
- 5) The Purchaser 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 Purchaser who initially disturbed the 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.
- 6) A Sample Lot Grade Plan is provided on the following page noting the key characteristics that must be shown on the plan.

**SAMPLE LOT GRADE PLAN**



Elevations points for the corners of lots and rear of house are found on the lot grading slip and must be included on site plans.

Elevation points are needed at all corners and at the point where the property line is intersected by a perpendicular path from the corner elevation point. Must be supplied by builder on the site plan where indicated.

Elevation points are needed at the top, centre of the driveway and at the bottom, centre where the driveway meets the front property line to calculate slope.

⊕ Symbol for elevation point

## 6. 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

## 7. 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	4 (see Note a)	8	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/planning\\_zoning\\_by\\_laws](https://www.redriverplanning.com/planning_zoning_by_laws)

### Meadowlands Specific Standards and Setbacks

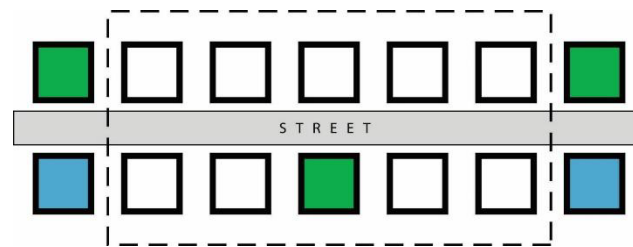
- 1) For RS lots, the maximum side yard setback is Seven (7) feet from the side property lines to the foundation of the house or garage, whichever is closest. Developers may make exceptions for lots larger than 50ft of frontage.
- 2) House width must be at least 70% of the lot width. Developers may make exceptions for lots larger than 50ft of frontage. Where Section 8.1 and 8.2 conflict, the less restrictive of the two will apply.
- 3) For all lots backing onto the retention pond or PTH 101, see **Section 15. Cross Sections & Setbacks** for appropriate lot building setbacks. The rear setback for all remaining lots must be consistent with the RM of West St. Paul Zoning By-Law.
- 4) A minimum side yard setback of 5 feet is required on the side yard abutting lots flanking onto a Public Reserve.
- 5) 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.

- 6) 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.
- 7) The Developer reserves the right to establish a front setback plan.

## 8. GENERAL GUIDELINES

- 1) **House Repetition:** 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*. House plan programs may be similar so long as elevations are clearly distinct. House plans with the same elevation may not make up more than 30% of any streetscape block (excluding corner lots).

**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 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.
  - e. Driveway, driveway approach and front yard sidewalk finishes shall be poured concrete or interlocking stone.
  - f. The ground elevation at the front of garage be no higher than .35m above the front property line design elevation.

- 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 foot. 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. 10% of the Flankage or Corner side of the home must clad in similar high-quality finish as the front elevation.
- 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. First storey vinyl accents may be approved at the developer's discretion.
- e. With the exception of Lake and Park lots, 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. For Lake lots, 40% of the front elevation and 20% of the rear elevation must be clad in high quality finish. For Park lots, 30% of the front elevation and 15% of the rear elevation must be clad in high quality finish.
- 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. Trim is mandatory on front elevations unless the design includes architectural details that inhibit trim, subject to the Developer Representative's discretion.
- 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.
- e. Parging height must be a maximum of 600 mm. (2 ft.).

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.
  - d. Secondary entrances must not be visible from the street.
- 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 Single-Family houses shall have a minimum of a double attached garage. RMF1 lots must have a minimum of a single garage per unit. All RMF1 lots with detached garages accessible from a public lane must comply with zoning regulations for accessory structures.
  - 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 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.
  - f. Side entry garages subject to approval at the sole discretion of the *Developer* and the *Developer's Representative*.

- 11) **Decks:** All decks and deck features, patios, screens and other outdoor amenities are to be located within the rear or side yard only. For all Walkout or Partial Walkout homes:
- A deck must be completed with the initial construction of the house.
  - The minimum deck width should be 75% of the rear house width, unless the relief and massing of the rear elevation dictates otherwise.
  - All deck supporting structures, including stair/landing supports, shall be minimum 18"x18" and of a finished material and design complimentary to the style and colours of the home.
- 12) **Windows:**
- Windows should be of a consistent design; however special feature windows may be different.
  - All windows on the front elevation of dwellings are encouraged to have trim.
- 13) **Chimneys**
- Fireplace and furnace chimneys must be enclosed in a chase and be finished with the same material as the house.
  - 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.

## 9. ACCESS

The following Lots in Phase 2 shall have the following access:

### Phase 3 – Single Family:

Lot 1 Block 1 shall have their access off Gardner Trail and not off North Haven Way.

Lots 8 – 18 Block 1 shall have their access off Gardner Trail and not off Prest Avenue

Lot 1 Block 2 shall have their access off the narrowest side of Gardner Trail.

Lot 14 Block 2 shall have their access off North Haven Way and not off Gardner Trail.

Lots 1 and 20 Block 4 shall have their access off Dave's Cove and not off Meadowland Drive.

Lots 1 and 8 Block 5 shall have their access off Dave's Cove and not off Meadowland Drive.

Lots 4 and 5 Block 5 shall have their access off the narrowest side of Dave's Cove.

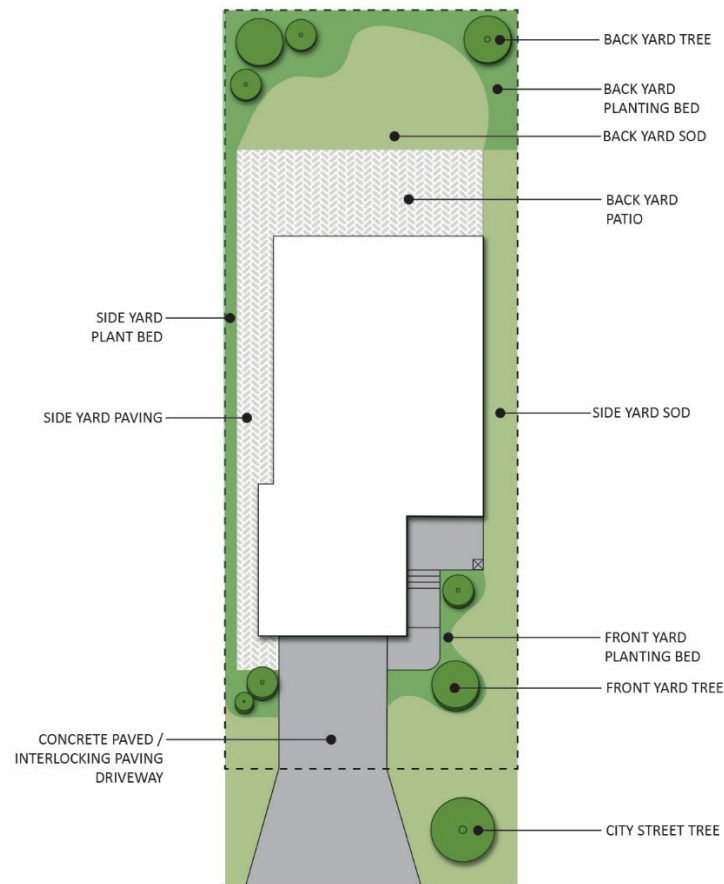
Lot 1 Block 6 shall have their access off Trout Lane and not off Meadowland Drive.  
Lot 6 Block 6 shall have their access off Trout Lane and not off Sturgeon Crescent.  
Lot 1 Block 7 shall have their access off Trout Lane and not off Sturgeon Crescent.  
Lot 6 Block 7 shall have their access off Trout Lane and not off Meadowland Drive.  
Lot 7 Block 7 shall have their access off Sturgeon Crescent and not off Meadowland Drive.  
Lot 12 Block 7 shall have their access off the narrowest side of Sturgeon Crescent.  
Lot 1 Block 8 shall have their access off Sturgeon Crescent and not off Meadowland Drive.

## 10. 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.
- d. Artificial grass, crushed stone, crushed aggregate, or decorative rock is not permitted in the front or rear yards.
- e. Each Purchaser 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.
- f. An example of a compliant home is noted on the next page.



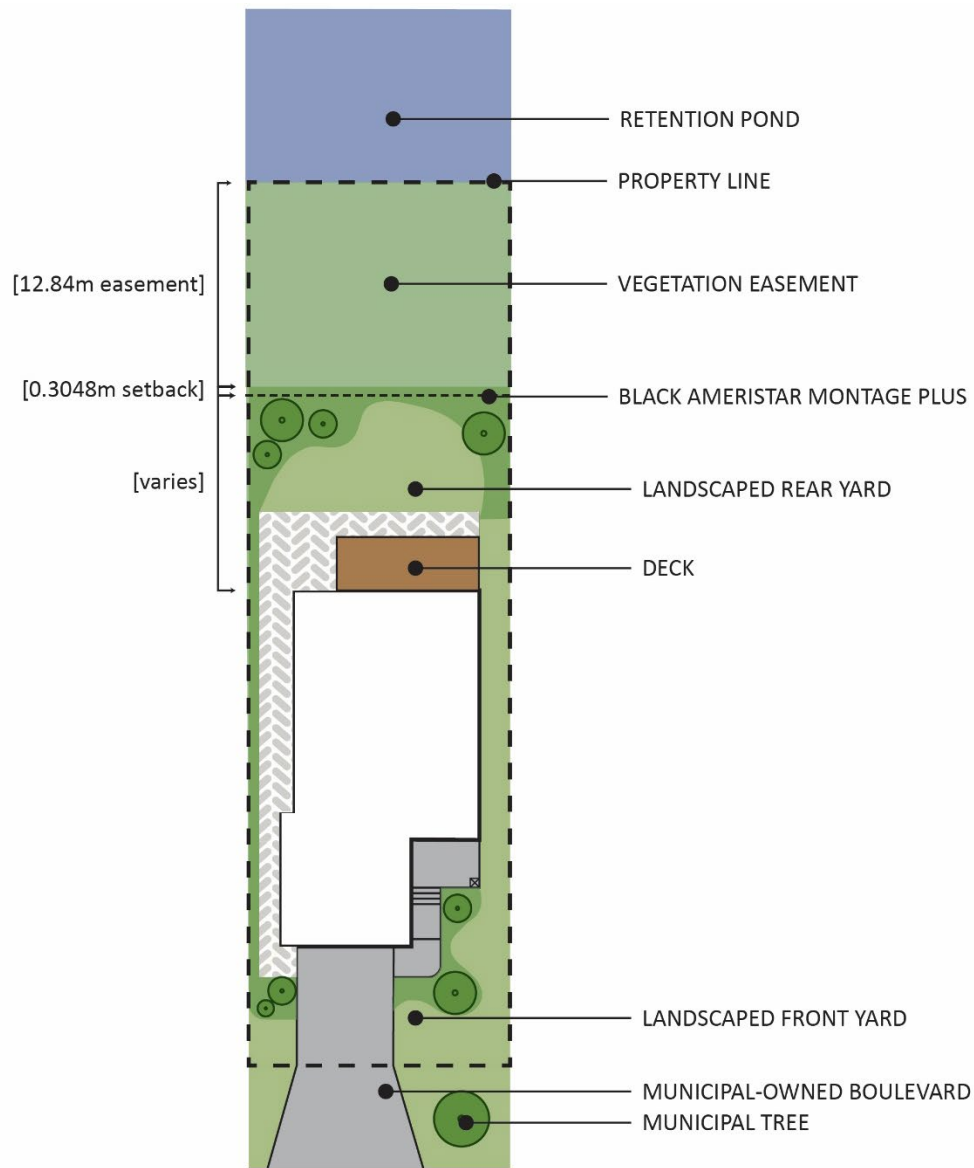
- 2) **Lots Adjacent to Retention Pond:** The Developer will install native plant materials within the rear 42.3ft (12.8 m) of each lot adjacent to the wetland (i.e. Vegetation Easement). The Purchaser/Lot Owner/Homeowner must ensure that the native plant materials installed within this area are maintained at all times, and agree that they will NOT:
- Excavate, drill or cause any damage or injury to the easement area.
  - Modify the shoreline, slope or water depths of the easement area in any way;
  - Construct or place any building, shed, retaining walls, fencing or other improvements within the easement area;
  - Store any materials within the easement area;
  - 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;
- h. The Purchaser will install silt fencing that must be maintained until the native grass plantings have been established.
- i. The Purchaser/Lot Owner/Homeowner are prohibited from creating a paths, mechanical or otherwise through the easement area to access the retention pond.
- j. **No fencing can be installed within the vegetation easement area (within the rear 42.3ft (12.8 m) of each lot adjacent to the wetland)**
- k. For rear fencing for lots adjacent to the retention pond, see section 10.3.b.

3) **Fencing:**

- a. The Developer will install fencing as shown in **Map 4 – Site Fencing Plan (ref #: Wood Privacy (W-1.0), Ornamental Metal (LF2), SIMTEK (S1 and S2))**. Homeowners will be required to maintain and/or repair or replace the fence, berm and the noise attenuation fence as installed by the Developer. Should the developer install additional fencing at their discretion, Homeowners will be required to maintain and/or repair or replace the fence as installed by the Developer.
- b. **For all fencing that backs onto the pond the lot owner is responsible for installing only Ameristar Montage Plus Steel Ornamental Fence System — 3 Rail Configuration - 1 ft. outside the easement area (LF1). Failure to comply and complete fencing within 2 years of occupancy, could result in the forfeiture of the Pond Fence Compliance Deposit.**
  - (1) Fence sections to be 2440 mm (96") wide.
  - (2) Fence posts to be 2440 mm (96") on center.
  - (3) All ornamental metal fencing shall be five feet in height (5') unless otherwise set forth herein.
  - (4) Finish shall be black T.G.I.C. Polyester powder coat finish, all parts.
  - (5) All surfaces of the metal fencing must be treated to prevent rust, corrosion, or other factors which might reduce structural integrity.
  - (6) Fencing shall be set back a minimum of 150 mm from all property lines to ensure that no encroachment onto easement lands occurs.
  - (7) Fence posts shall be no greater than 2440 mm (96") apart as per manufacturer's specifications, and as shown on the Drawings.
  - (8) Fence panels shall be attached to posts with brackets supplied by manufacturer. Tamper proof nuts are preferred.
  - (9) All fence posts shall be plumbed and set to give correct alignment. Bending of posts to achieve correct alignment is not acceptable.
  - (10) Posts shall be set in subgrade to a minimum depth of 1220 mm (48") to ensure posts are structurally sound and secure.

(11) An illustration of the typical landscaping and fencing required for lots backing onto the pond is noted below.



c. **For all other fences, the Purchaser or Homeowner are only permitted to install wood fencing as per the guidelines below (no other fence construction materials allowed):**

- (1) Fencing height maximum is 6 ft. above finished grade.
- (2) Wood used for construction can be pressure-treated (PT) wood, unpainted cedar tone brown—MicroPro "Sienna" or "Barefoot Brown" or cedar
- (3) Minimum 4x4-inch width posts with a maximum of 8-foot spans between posts on center.
- (4) Horizontal or vertical board orientation between posts with no gaps for privacy (no lattice or see through pickets)
- (5) Maximum board width of 8 inches.

- d. Fencing cannot extend past the front façade of the dwelling except in locations where homes are siding onto collector roads or Public Reserves.
  - e. Fencing along or inside any lot must be maintained with the same materials, colour and design by the Homeowner such that no material deterioration occurs.
  - f. All fencing must comply with RM of West St. Paul Zoning-By Laws.
  - g. Homeowners will not place any artificial visual screening or out-building within Three (3) metres of any metal 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.
- 4) **RMF-1/RMF-2 Lots:**
- a. As part of the plan review, a detailed front yard (and flankage, if applicable) landscape plan for all RMF-1 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 RMF-2 zoned land must be submitted to the Developer's Representative for approval.

## 11. 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* as specified in the Lot Sales Agreement for single family, RMF-1 and RMF-2 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 the *Purchaser* 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* will notify the *Developer's Representative* at which time a final inspection will be carried out to confirm compliance. All seasonal

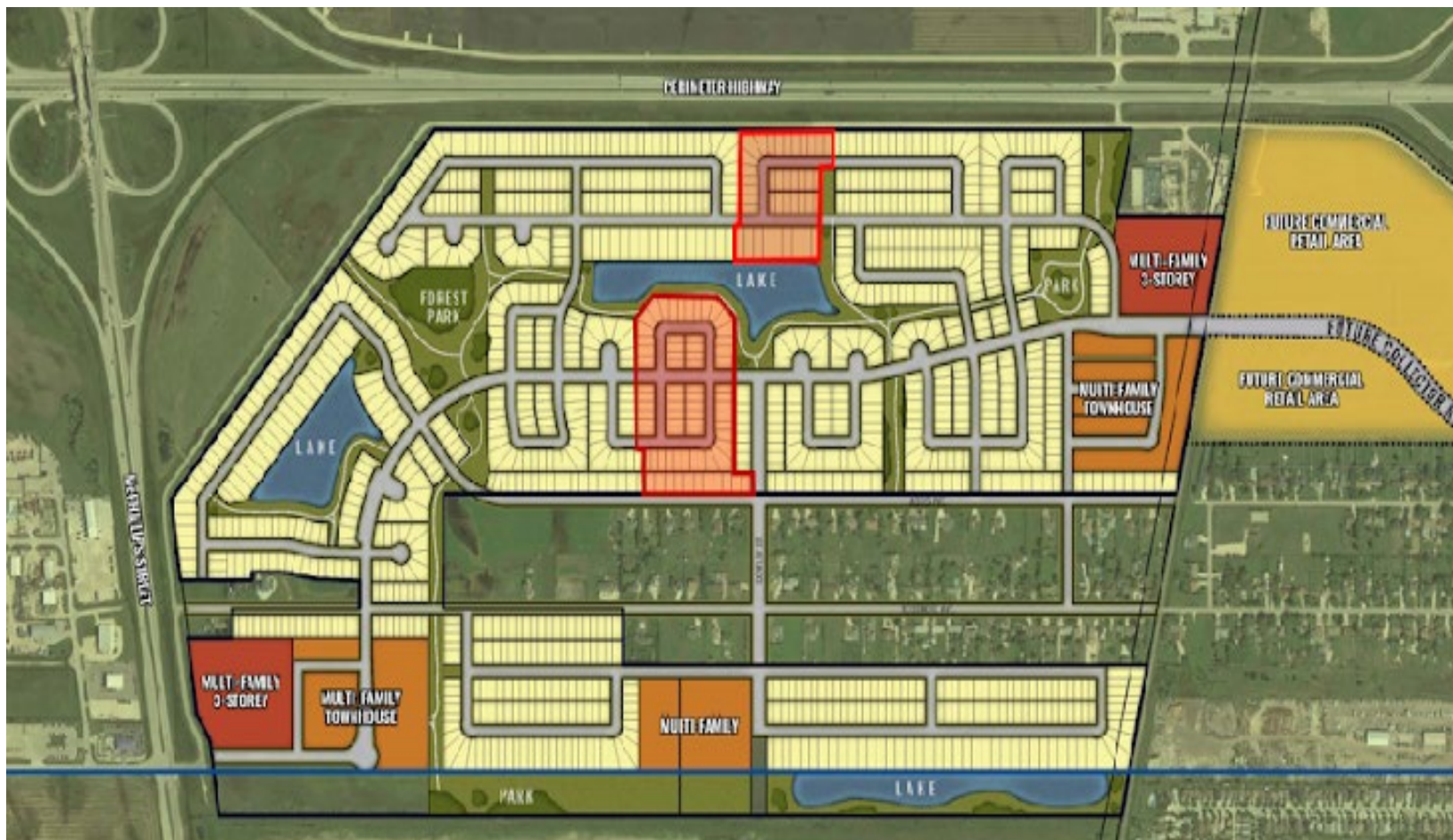
work such as driveway paving, sodding and landscaping must be completed prior to this inspection. Following the receipt of the final inspection form, a calculation of the compliance and deficiency costs will be made, or a list of deficiencies to be completed will be provided to the *Purchaser* prior to the release of the compliance refund or release of letter of credit.

The purpose of the Pond Fence Compliance Deposit is to ensure fence 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* for all lots that back onto the pond (Block 3, Lots 1-11 inclusive). All or a portion of the Pond Fence Compliance Deposit can without limitation and at the sole discretion of the *Developer's Representative* be used to pay for any of the following:

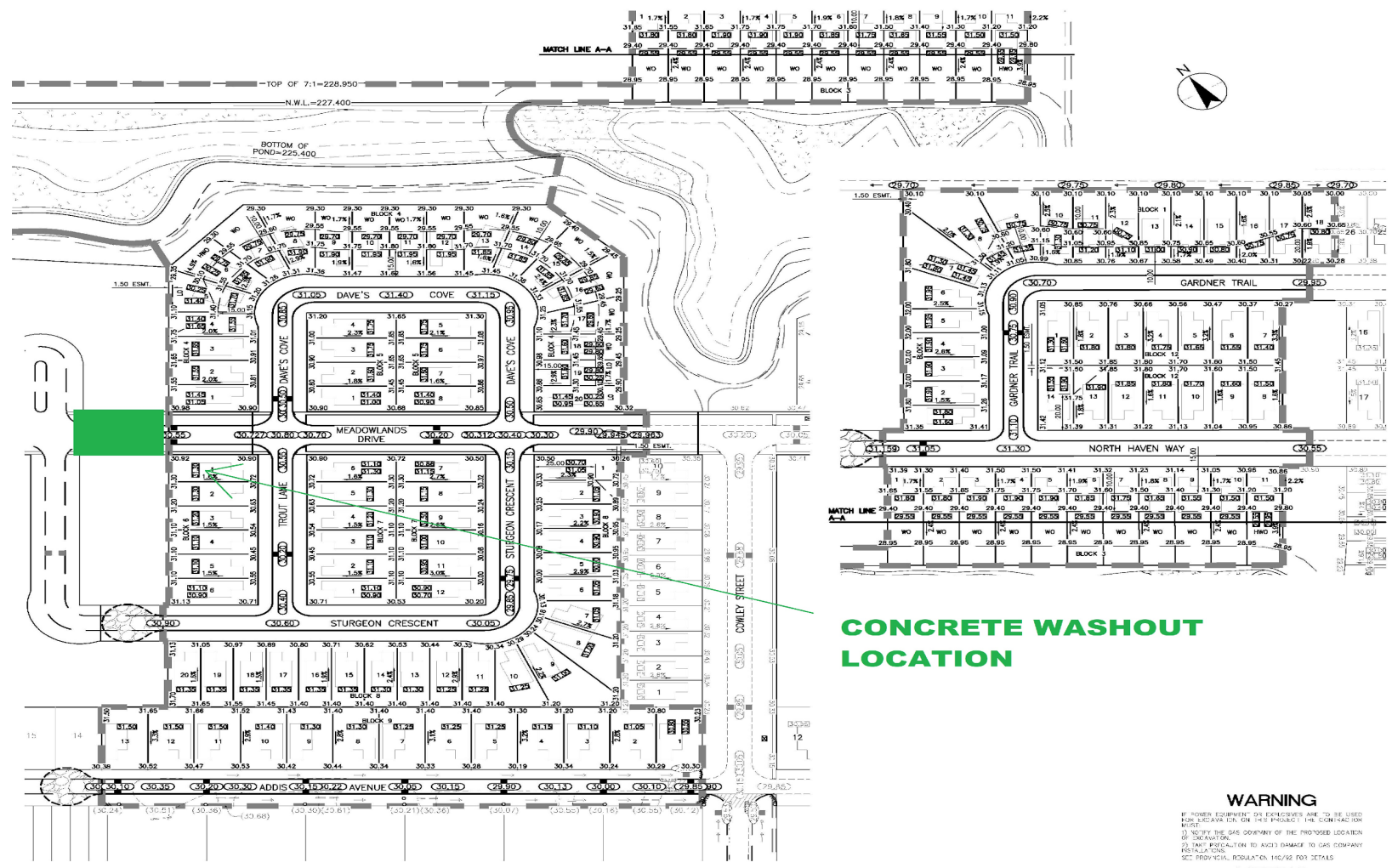
- v) Compliance with these Architectural Guidelines and Site Standards,
- vi) specific repairs to RM infrastructure caused by Purchaser or Builder's negligence or damage
- vii) clean-up that is attributed to a *Purchaser* or *Builder's* negligence or damage

**Pond Fence 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 Section 10.2. and 10.3. Upon completion of the pond fence construction, the Purchaser or Homeowner will notify the *Developer's Representative* at which time a final inspection will be carried out to confirm compliance. Following the final inspection, 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 Homeowner* prior to the release of the Pond Fence Compliance Deposit.

## 12. MAP 1 – SITE LOCATION PLAN- PHASE 3



# 13. MAP 2 – CONCRETE WASHOUT LOCATION



**CONCRETE WASHOUT LOCATION**

**WARNING**

# NUMBER EQUIPMENT OR EXCHANGES ARE TO BE USED FOR LOCATION OR THIS PROVIDE THE COORDINATOR WITH

1) NOTIFY THE GAS COMPANY OF THE PROPOSED LOCATION OR SINKING

2) TAINT PRECAUTION TO AVOID DAMAGE TO GAS COMPANY INSTALLATIONS

SEE PRODUCTION REGULATION 14C/92 FOR DETAILS

**METRIC**

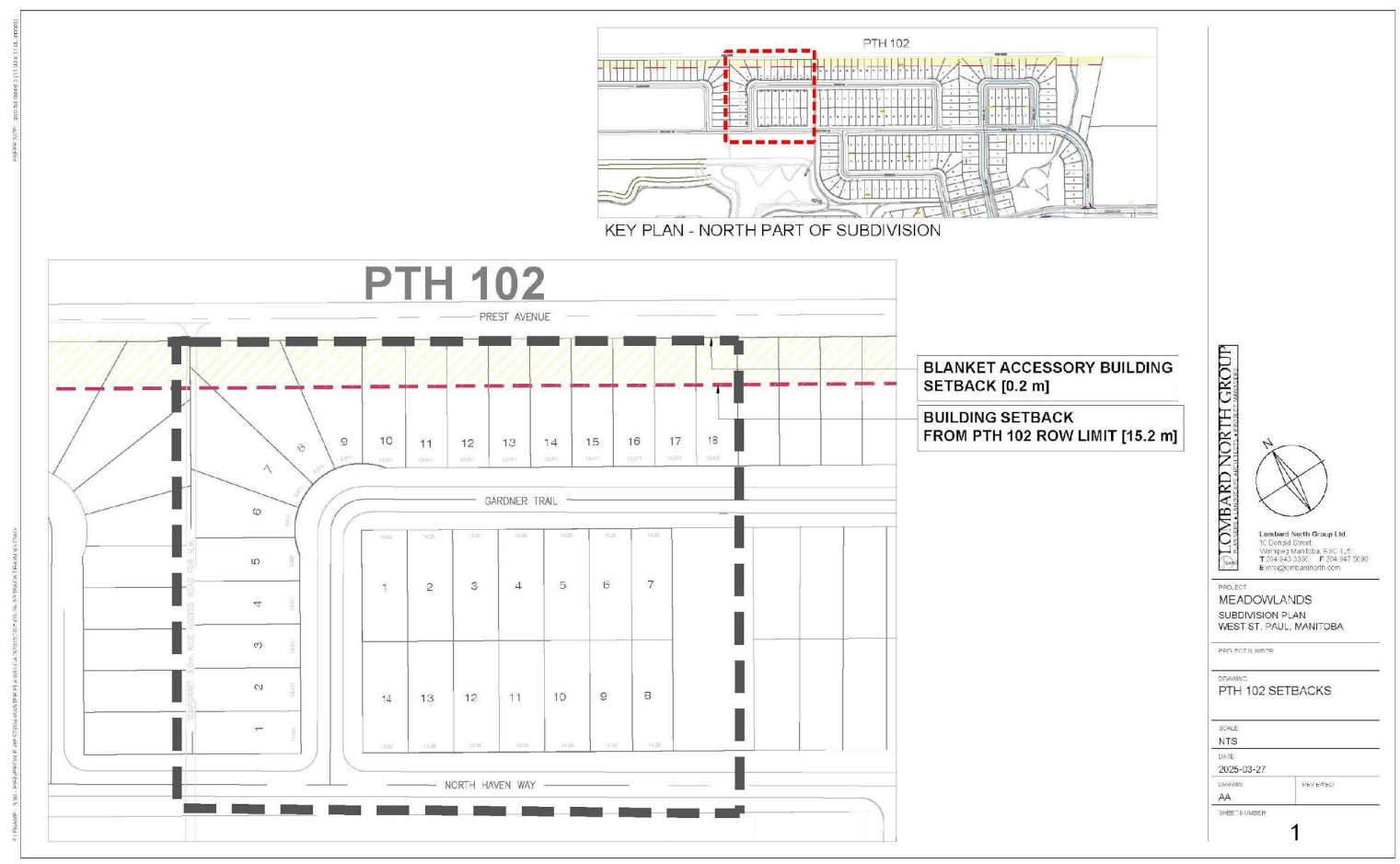
WHOLE NUMBERS INDICATE MILLIMETRES  
DECIMALIZED NUMBERS INDICATE METRES

## 14. MAP 3 – SITE FENCING PLAN

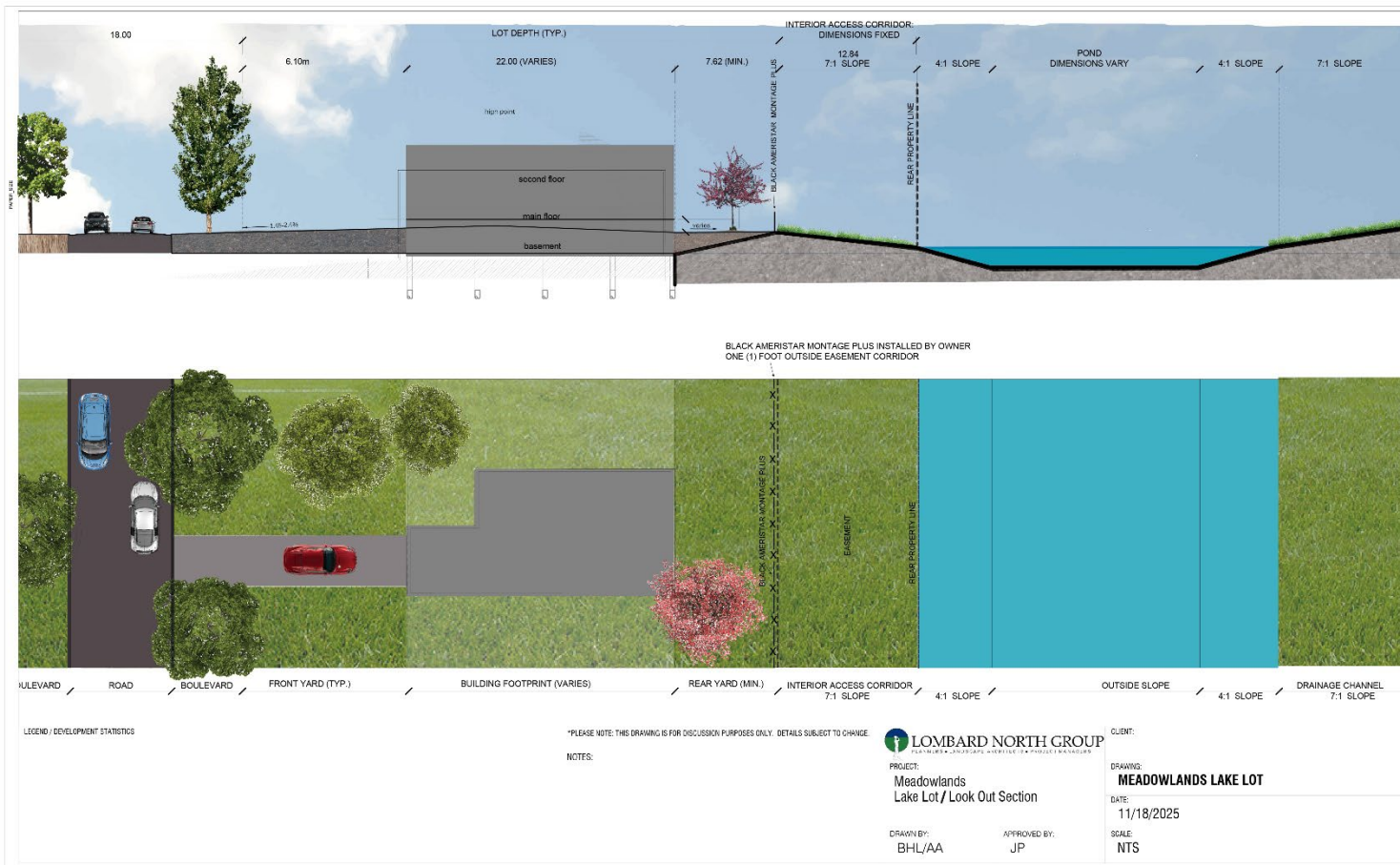


# 15. CROSS SECTIONS & SETBACKS

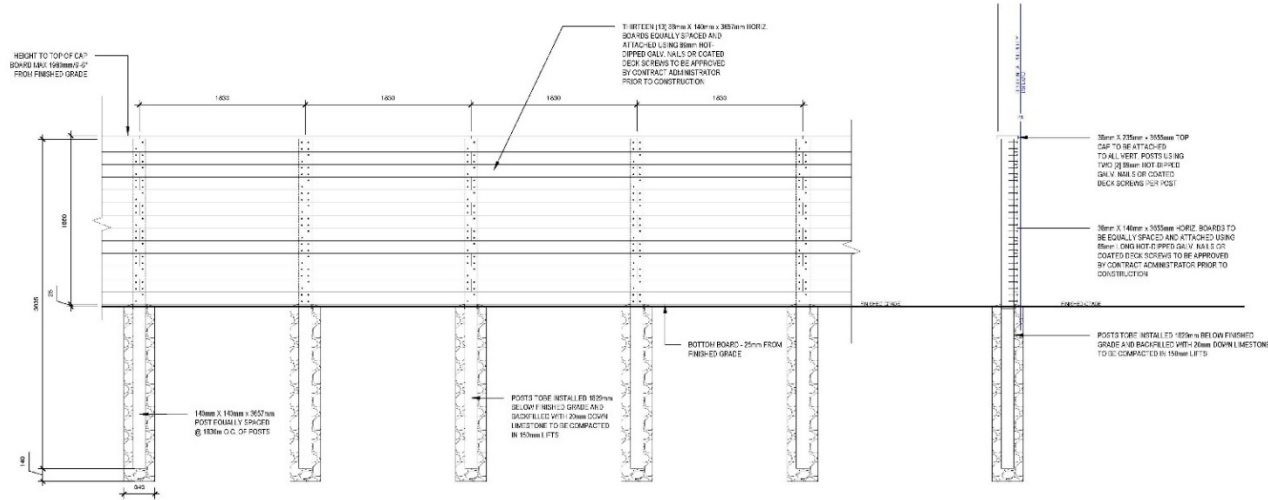
## Perimeter Highway Setback – Sample Reference Map



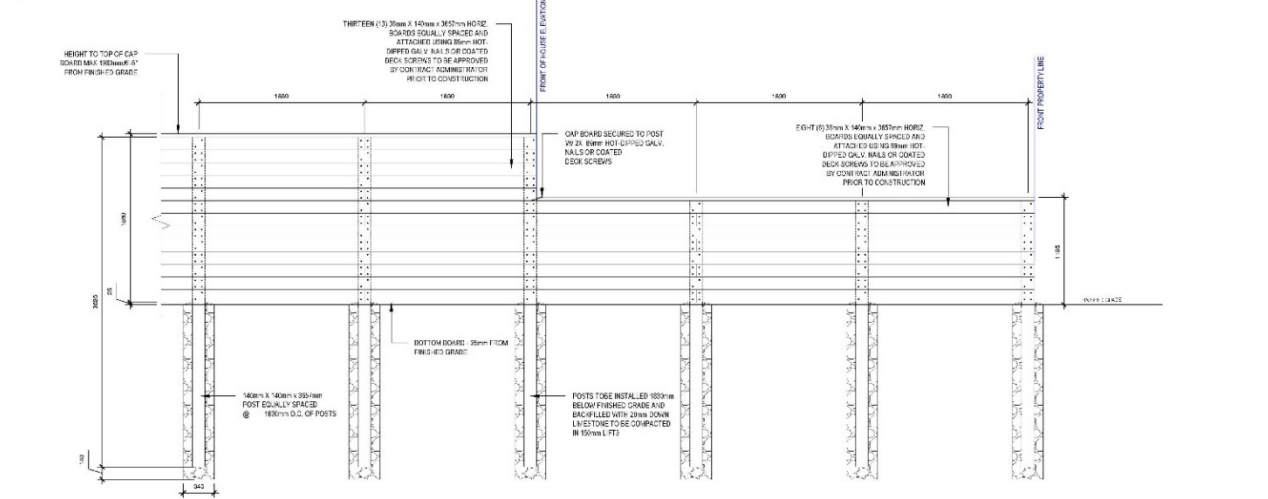
# Lake Lot Setback



# APPENDIX A – FENCING SPECIFICATIONS AND CONSTRUCTION DETAILS



1 WOOD PRIVACY FENCE



2 WOOD PRIVACY FENCE - STEP DOWN

- GENERAL NOTES:**
1. ALL DIMENSIONS ARE METRIC, SHOWN IN DECIMAL METRES UNLESS OTHERWISE STATED.
  2. ALL WOODS TO BE KD, 15% OF PRESERVE TREATED, UNPAINTED OR PAINTED TO MATCH EXISTING PRESERVE TREATED MATERIALS.
  3. FENCE PLACEMENT IN RELATION TO THE PROPERTY LINE IS TO BE DETERMINED BY CONTRACT ADMINISTRATION PRIOR TO COMMENCEMENT.
  4. FENCE SECTIONS TO BE 3000mm BY 1800mm.
  5. FENCE POSTS TO BE 1600mm ON CENTRE.
  6. HORIZONTAL FENCE RAILS MUST SPAN BETWEEN THREE FULL VERTICAL POSTS.
  7. HORIZONTAL FENCE RAILS MUST BE ATTACHED TO CENTRE OF VERTICAL POST (ALTERING PATTERN).
  8. JOINTS SHALL NOT BE SPACED MORE THAN 1000mm.
  9. ALL JOINTS OUT OF POSTS SHALL BE REINFORCED USING 38mm x 23mm x 105mm TOP CAPS TO BE APPROVED BY CONTRACT ADMINISTRATION PRIOR TO CONSTRUCTION.
  10. POSTS TO BE SET IN CENTRE OF HOLES TO BE DRILLED TO HAVE CORRECT ALIGNMENT (SEE SPEC).
  11. MAXIMUM CLEARANCE OF 250mm FOR GRASSWORK OF PROPERTY LINE.
  12. ANY OTHER MODIFICATIONS OR CHANGES AVAILABLE TO THE DEVELOPING JURISDICTION.

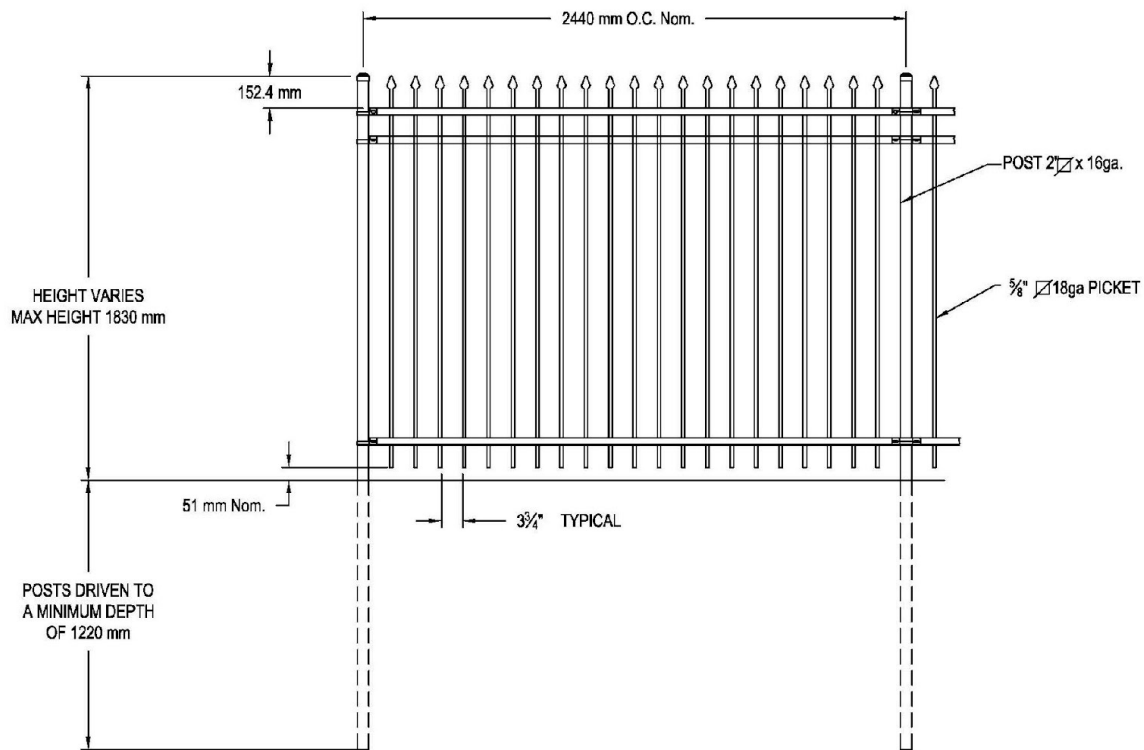
THIS DRAWING SHALL NOT BE CALLED OR OFFERED AS REPRESENTATION OR ENDORSEMENT BY THE ARCHITECT OR PLANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT OR PLANNER. ALL INFORMATION, ERRORS AND OMISSIONS MUST BE REPORTED TO THE ARCHITECT OR PLANNER PRIOR TO PROCEEDING WITH THE WORKS.

**LOMBARD NORTH GROUP**  
PLANNERS & ARCHITECTS

100-13 Dorland Road, Westport, MA, Canada, M2T 1L5  
T 204 942 2099 F 204 947 9009 E info@lombardnorth.com

APPROVED	DATE
DESIGNED	DATE
DRAWN	DATE
CHECKED	DATE
SCALE	DATE
NO. DATE: 001/2024	
SHEET NUMBER: W-1.0	
PROJECT: MEADOWLANDS RESIDENTIAL PHASE 3	
CLIENT: RIVERDALE WEST DEVELOPERS INC.	
DRAWN: BHL	CHECKED: CN
DATE: 09/13/2024	SHEET NUMBER: W-1.0
SCALE: AS NOTED	

PLANNING: M.A.S. CONSULTING INC. PROFESSIONAL PROFESSIONAL LANDSCAPE ARCHITECTS 252-1100 W. HARTS, S.S. ON. MANTOBA  
 PAPER: 001 - 2019-07-08 11:16 AM



**ORNAMENTAL METAL FENCE (6 FT.)**

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 Taylor Avenue  
West St. Paul, MN 55124-2101  
T: 612.842.2598 F: 612.842.5595  
E: info@lombardnorth.com

PROJECT  
**ORNAMENTAL METAL FENCE (6 FT.)**  
WEST ST. PAUL, MANITOBA

PROJECT NUMBER  
**MD2019-001**

DRAWING  
**FENCE DETAILS**

DATE  
**AS NOTED**

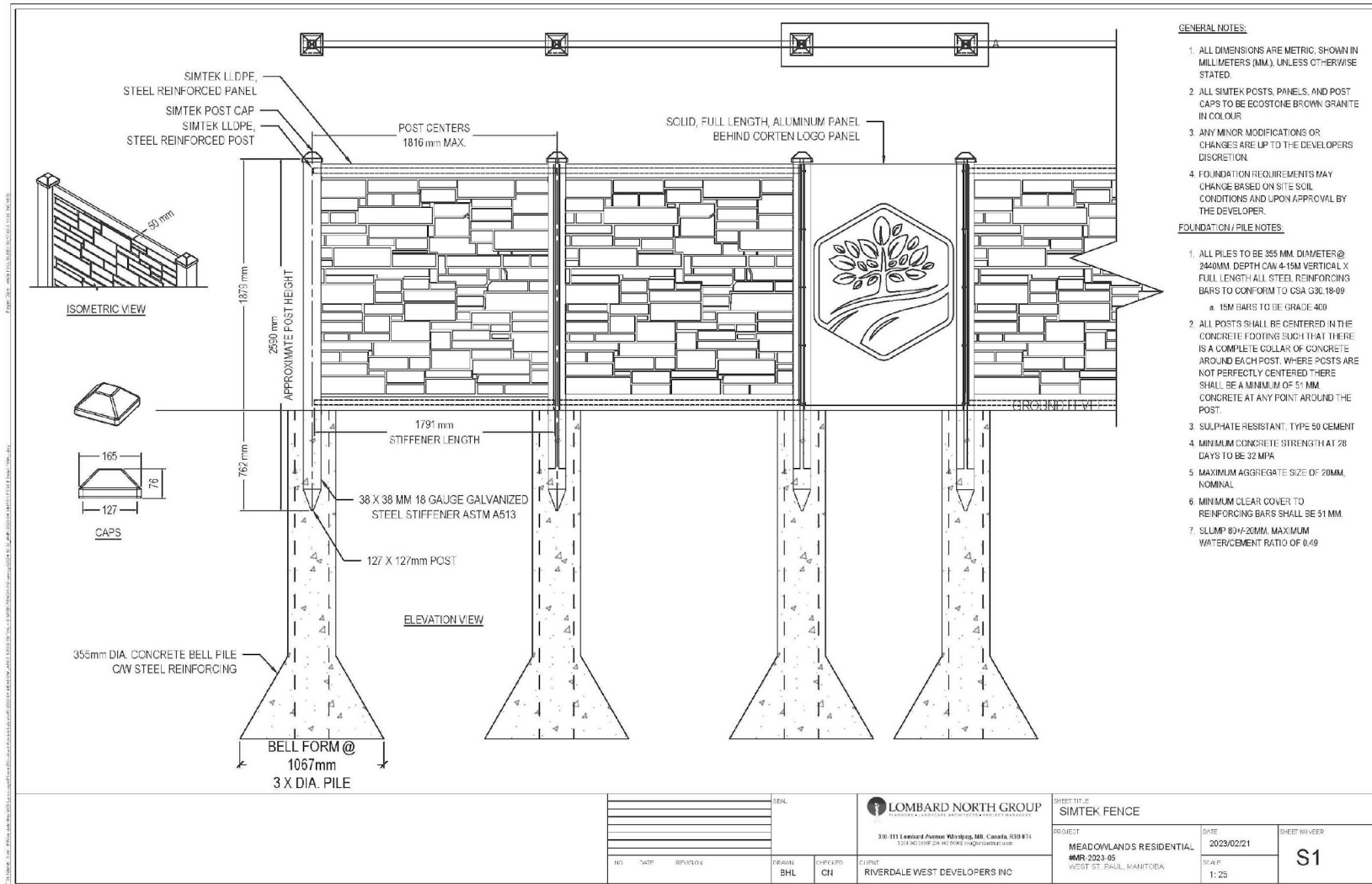
DATE  
**2019-07-08**

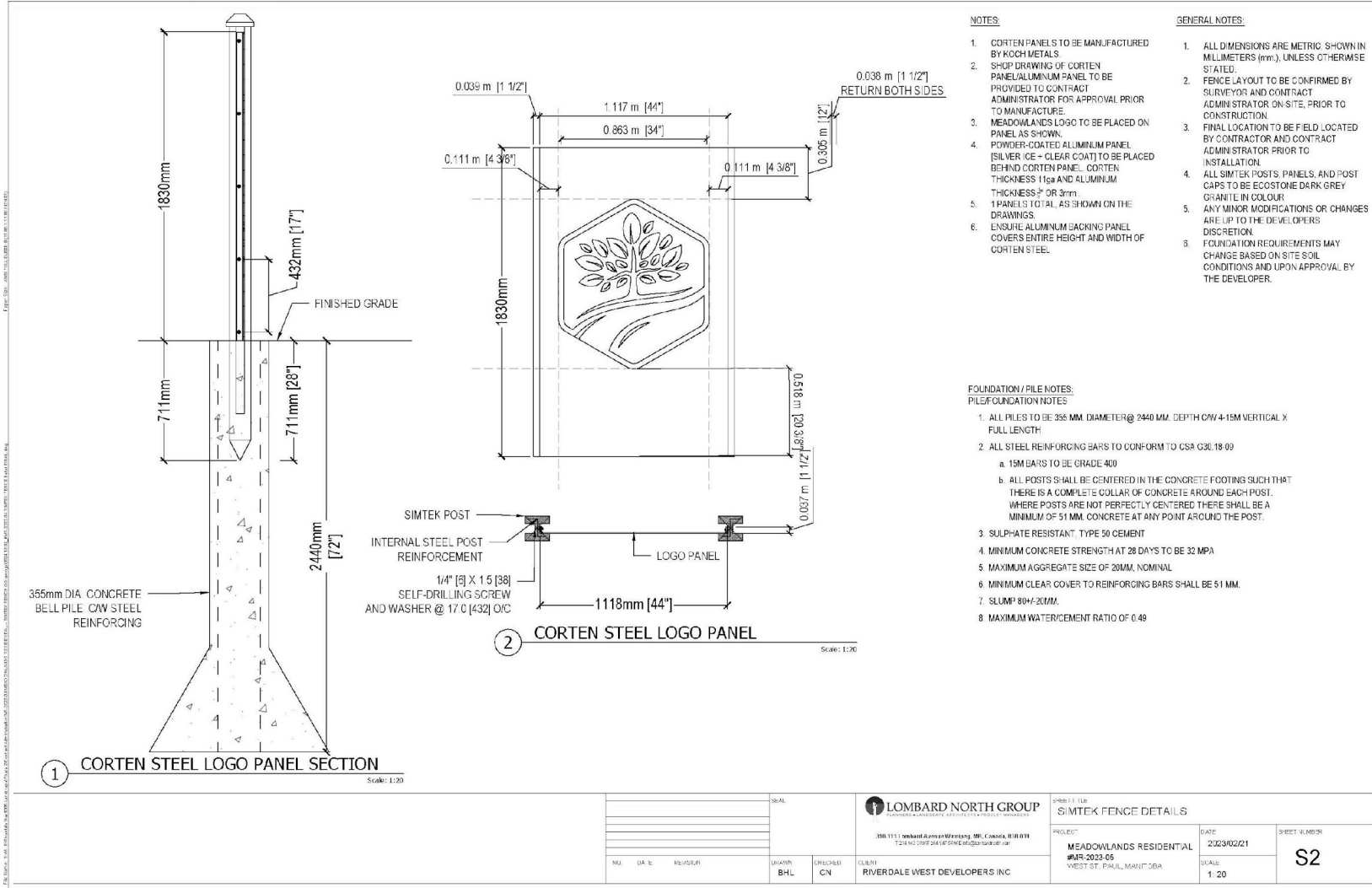
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**ML**

REVIEWED  
**CN**

SHEET NUMBER

**LF 1**





SCALE _____ _____ _____ _____ _____		<b>LOMBARD NORTH GROUP</b> PLANNERS & LANDSCAPE ARCHITECTS / PROJECT MANAGERS 390-111   Lombard Avenue West, 10E, Concord, BC V8M 1Y1 7-218-1100   250-1000-2181   250-1000-2182	SHEET 1 OF 1 <b>SIMTEK FENCE DETAILS</b>		SHEET NUMBER <b>S2</b>
NO. DATE REVISION _____ _____ _____			PROJECT <b>MEADOWLANDS RESIDENTIAL</b> #JLR-2023-05 WEST ST. PAUL, MANITOBA	DATE 2023/02/21	



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## **APPENDIX C – PLAN REVIEW APPLICATION**