

SCHEDULE "H"

Architectural  
Control  
Guidelines



The following Architectural Control Guidelines have been customized for Whistler Hollow and are intended to maintain a minimum standard of new construction within the development.

2012

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## 1. PURPOSE OF THE GUIDELINES

The purpose of these guidelines is to ensure a high quality, unified, aesthetically pleasing development. To accomplish this, the guidelines establish minimum development standards to be incorporated into all development within the Planned Area. All house and site plans will be reviewed for compliance with these guidelines.

## 2. ARCHITECTURAL CONTROL DESIGN GUIDELINES APPLICABILITY

The guidelines are applicable to all single family lots within the Whistler Hollow development.

## 3. ARCHITECTURAL CONTROL APPROVAL PROCEDURE

Prior to applying for a building permit the property owner, or authorized designate, must receive written endorsement from the Developer, or authorized designate, stating approval of the house and site plan. The Permitting Authority may not issue a building permit for any structure in the Planned Area without the written endorsement of the Developer. Written approval of the Property Owner's plans must accompany all building permit applications to the Permitting Authority.

## 4. SUBMISSION REQUIREMENTS AND PROCEDURE

The property owner agrees to comply with these guidelines upon purchase of their respective lot within the Planned Area. The Property Owners must submit the following information to the Developer to assess the proposed house and site plans for compliance with these guidelines.

**4.1.1. House Plan:** The complete set of house plans, elevations and sections, shall be to a scale of  $\frac{1}{4}'' = 1$  foot or 1:50 metric and shall be sufficient to show all elevations with proposed finishes, exterior colour schemes, plans at all levels including the basement, and at least one section sufficient to illustrate the arrangement of levels within the house, and any unusual structural systems.

**4.1.2. Site Plan:** The complete site plan shall show the location and distance to the property boundaries of all buildings, the location and material used for patios and sidewalks, the location and material of driveways, and the location of existing trees to be removed. In addition, the location of pools, and any fencing must be provided.

Upon receipt of the proposed house and site plan, the Developer will review the design for compliance with these guidelines. If the development is in compliance, the Developer will issue a compliance letter to the property owner. Should the proposed house or site plan have deficiencies, the Developer will provide the Property Owner with a list of the deficiencies which must be addressed. Once addressed, the plan must be resubmitted to the Developer. Should there be no further deficiencies the compliance letter will be issued.

## 5. DEVELOPER'S RIGHT TO REJECT SUBMISSIONS

The Developer reserves the right to reject unsatisfactory house or site plans or recommend changes required to meet the intent of the architectural controls. The Developer's decision on any approval matters will be final.

## **6. DEVELOPER'S RIGHT TO APPROVE NON-CONFORMING SUBMISSIONS**

The Developer reserves the right to approve any house or site plan which does not conform to any guideline specified in Section 7 or 8 of this document.

## **7. HOUSE DESIGN**

### **7.1. Minimum House Size**

- 7.1.1.** The minimum house size shall be 1500 gross square feet excluding basements, garage, porches and deck (covered or open) areas.

### **7.2. House Massing**

- 7.2.1.** Massing of two-storey homes shall centre over the first storey and not over the garage.
- 7.2.2.** No house shall exceed two storeys in height.

### **7.3. House Exterior Colour Scheme**

- 7.3.1.** Colour schemes should be midrange to darker earth tones for all exterior elevations.
- 7.3.2.** To avoid repetition, the colour scheme of previously approved neighbouring houses will be considered when evaluating proposed colour schemes.

### **7.4. Exterior House Materials and Design**

- 7.4.1.** The Developer encourages higher quality building materials and exterior finishes.
- 7.4.2.** The Developer discourages repetitive house plans and elevations. Previously approved neighbouring houses will be considered when evaluating house plans.
- 7.4.3.** The use of brick, ornamental or natural stone is encouraged.
- 7.4.4.** Extensive use of stucco on the façade of the house is discouraged.
- 7.4.5.** Consistency of style and material use is encouraged.
- 7.4.6.** Exterior materials used on the façade should be carried around corners to the side of the house a minimum of 3 feet.
- 7.4.7.** Coloured or mirror reflective glazing is not permitted.

- 7.4.8.** The front entry should be designed as a key focal point. All windows and doors should be in harmony with the house style.

### **7.5. Roof Materials and Design**

- 7.5.1.** All roof structures are encouraged to utilize roof slopes of not less than 5:12.
- 7.5.2.** All exposed metal flashings, vents, stacks, etc., associated with roof finish must be finished to match the roof's general colour and appearance.
- 7.5.3.** Acceptable roof finishes include thick-end asphalt shingles, cedar shingles, cedar shakes, concrete or slate tiles.
- 7.5.4.** Locating plumbing stacks, vents, and non-featured chimneys on the rear portion of the roof is encouraged.

### **7.6. Fascia Material and Design**

- 7.6.1.** Fascia boards and trim are to be of aluminum or wood construction, painted/stained to be consistent with the house's exterior colour scheme.

### **7.7. Chimney Materials and Design**

- 7.7.1.** Permitted materials for exterior chimney construction include clay brick, siding, stucco or stone.
- 7.7.2.** Exposed metal-insulated chimneys are not permitted.
- 7.7.3.** Tops of chimneys should incorporate decorative detail.

### **7.8. Garage Design and Location**

- 7.8.1.** Alternative locations for garage doors, other than facade facing the street are encouraged, where lot size allows sufficient turning radii.
- 7.8.2.** Garage doors facing the street must be either parallel or behind the house's façade where lot sizes permit.
- 7.8.3.** Open carports are not permitted
- 7.8.4.** All houses must be designed with a two car garage or greater.
- 7.8.5.** For Block 5 Lot6, Lot 7, Lot 8, Lot 9, Lot 10 , Lot 11 and Lot 12 refer to 8.1.2

## **7.9. Additional Design Requirements**

- 7.9.1.** Trim boards are encouraged around all window frames.
- 7.9.2.** Windows should be fixed, casement or awning design, or combinations of the above, and are further encouraged to include details such as fixed mullion bars.
- 7.9.3.** Houses on corner lots may be required to have similar treatments on side elevations facing a street.

## **8. SITE DESIGN**

### **8.1. Setback Requirements**

- 8.1.1.** The minimum building setbacks as required by the Rural Municipality of West St. Paul shall apply.
- 8.1.2.** For Block 5 Lot 6, Lot 7, Lot 8, Lot 9, Lot 10, Lot 11 and Lot 12, due to the shape characteristics of the lots, minimum front yard setbacks have been set to 40'. Further, if needed, garage doors facing the street are permitted to project up to 10' in front of the main elevation of the house façade.

### **8.2. Accessory Building Location**

- 8.2.1.** All accessory buildings must be located within the rear yard.

### **8.3. Accessory Building Materials**

- 8.3.1.** Accessory buildings must be constructed of the same materials, colour scheme and approximate roof pitch as the house.

### **8.4. Driveway and Sidewalk Material and Design**

- 8.4.1.** Permitted materials for driveway construction include interlocking pavers, cast-in-place concrete, and asphalt.
- 8.4.2.** Sidewalks should be designed to be consistent with driveway material. No pre-cast slab paver sidewalks are permitted in front yard.
- 8.4.3.** No more than one driveway shall be constructed for each lot and the driveway shall not have more than one access to the street.

### **8.5. Fencing**

**8.5.1.** All fencing within the subdivision will be coordinated with respect to both design and materials.

**8.5.2.** All fencing must be constructed out of either cedar or treated lumber. Chain-link fencing is not permitted.

**8.5.3.** Fencing requirements as required by the Rural Municipality of West St. Paul shall apply.

#### **8.6. Plant Materials and Landscape Architecture**

**8.6.1.** Applicants are strongly encouraged to develop plans which preserve existing trees, and concessions and/or adjustments may be made to those applicants who manipulate designs to accommodate preservation.

**8.6.2.** Patios may be permitted in front or side yards, at the discretion of the Developer, if they are designed as unique entry features and enhance the garden character of the property.

**8.6.3.** All swimming pools, decks, patios, and related hard surface landscape architecture must be located in the rear of each lot and must be screened from public view and from street side.

### **9. DEVELOPER LIABILITY**

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

**9.2.** Nothing contained in these requirements shall be construed as imposing any liability upon the Developer or the owner for damage resulting from structural defects in any structure erected on any lot with approval nor any responsibility in connection with the site selected for any structure by any owner nor for the determination of lot boundaries.

**9.3.** Neither the Developer or owner/builder, nor any of their respective agents, servants and employees shall be liable for any or all loss, costs, liabilities, claims, damages or injury to any person arising out of:

**9.3.1.** the approval or deemed approval of any building plans, or

**9.3.2.** a failure to enforce any of the provisions herein contained; and whether caused by the negligence or willful act of the Developer or owner/builder, Developer or any of their respective agents, servants or employees or otherwise (herein collectively called the "Liabilities"). Each of the owners of the lots from time to time hereby releases jointly and

severally the Developer, owner/builder and each of their respective agents, servants and employees, in respect to the Liabilities.

**10. ACCEPTANCE**

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Plan: \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Witness \_\_\_\_\_ Purchaser/s \_\_\_\_\_