



TAYLOR FARM

Architectural Guidelines

Taylor Farm offers the tranquility of the Assiniboine surrounded by rolling terrain. We have carefully crafted the community to ensure that each home site within Taylor Farm captures the natural beauty of the community that may be shared by all of its residents. Homeowners will once again be invited to live near the river.

CONTENTS

i.	INTRODUCTION	3
ii.	ARCHITECTURAL STANDARDS	4
	General Guidelines	
	Product Mix	
	Building Size	
	River Lots	
	Setbacks	
	Visual Massing	
	Signature Elevations	
	Front Porches	
	Roofs	
	Exterior Colours and Materials	
iii.	LANDSCAPE ARCHITECTURAL STANDARDS	9
	Driveway	
	Lot Grading	
	Low Pressure Sewer	
	Plant Materials and Landscaping	
	Fencing	
	Accessory Buildings and Structures	
iv.	MISCELLANEOUS RESTRICTIONS	13
	Recreational Vehicles	
	Restrictions During Construction	
	Signage	
v.	DEVELOPER LIABILITY	14
vi.	PLAN APPROVAL PROCESS	15
	Preliminary Plan Approval	
	Final Plan Approval	
	Permit Application	
vii.	REVISIONS	17

i. INTRODUCTION

The objective of exercising architectural guidelines in Taylor Farm is to achieve a well coordinated, attractive community and ensure high standards of exterior design and materials are used throughout.

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

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

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

It is understood that the responsibility and costs for achieving the following architectural guidelines shall be borne by the builder/owner solely.

It is the responsibility of every builder/owner to check and verify all information and ensure that the required architectural control documentation has been completed prior to construction.

It is the responsibility of every builder/owner to comply with all statutory regulations, Municipal By-laws, Building/Development Scheme Agreement and other legal obligations which may be appropriate to the construction of houses on these lands.

ii. ARCHITECTURAL STANDARDS

GENERAL GUIDELINES

Continuity of design, detail, and materials on exterior elevations is essential. All residences shall be designed to include a minimum two car attached garage.

PRODUCT MIX

There shall be a minimum of four (4) lots between similar houses, both architecturally and with respect to material use and colour. This shall apply to houses across the street or opposite corners.

BUILDING SIZE

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

Bungalow minimum 1500 square feet

Two storey minimum 1800 square feet

Maximum lot coverage shall be no more than 40%

Maximum building height shall not exceed more than 35' or 2.5 storeys.

Minimum house width is to be 50'

RIVER LOTS

Truly customized homes shall be designed to take advantage of the larger lots and views to the adjacent Assiniboine River. Grades and location of existing trees should be considered in these plans. Standard Plans that are simply widened to fit the lot will not be accepted.

Bungalow minimum 1700 square feet

Two storey minimum 2000 square feet

Maximum lot coverage shall be no more than 40%

Maximum building height shall not exceed more than 35' or 2.5 storeys.

Minimum house width is to be 50'

ii. ARCHITECTURAL STANDARDS (continued)

SETBACKS

The minimum setbacks required by the Rural Municipality of Headingley shall apply, except where exceeded by the guideline setbacks and yard requirements as determined by the developer. The discretion of the developer will be exercised to ensure evenness of setbacks.

Standard Lots:

Front Yard Minimum	30 feet
Rear Yard Minimum	25 feet
Rear Yard Minimum - Highway	50 feet
Rear Yard Minimum - River Lots	100 feet from high water levels
Side Yard Minimum	10 feet
Side Yard Maximum	15 feet (20 feet for any lot 95ft wide or greater)

VISUAL MASSING

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

Large gable ends facing onto the street are to be treated with a vent or some other design detail to avoid unfinished blank looking elevations. Builders are encouraged to incorporate details from the front elevation onto other elevations of the house.

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

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

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

- 1.) The minimum width to height ratio (front elevation) to all covered entries shall be 1:1.25.
- 2.) The minimum width of the columns shall be 1'6" at the base.
- 3.) Covered front entry support columns must not sit entirely within the garage - no more than half of the column shall be buried within the garage.

Parging shall be set at a maximum height of Eighteen (18) inches for all elevations.

ii. ARCHITECTURAL STANDARDS (continued)**SIGNATURE ELEVATIONS**

Elevations that significantly impact the visual site lines within the community must be enhanced with a consistent manner as the front of the home. Outside lots, which occupy key visual locations at the end of a street or outside of a corner, should be recognized as being homes that will typify the neighbourhood and these homes should be designed with recognition given to their high visibility.

Houses backing onto public reserve areas, wetland lots or river lots shall include the following minimum requirements:

- 1.) Enhanced detailing on the rear elevation and any other portions of the house that are completely visible from the public areas. This is to include elevational themes and cladding materials that echo the design of the front elevation, together with consideration of deck placement, window patterns, wall and roof forms, railings and trims.

- 2.) A minimum of 2 wall planes on the rear elevation. The second wall plane shall be no less than eight feet wide and projecting a minimum of two feet from the first wall plane. Cantilevers will not be considered a projected wall plane.

FRONT PORCHES

Any front porch to be incorporated into the design and main body of the dwelling unit should not be regarded as a later addition with little significance, but as an integral portion of the overall design. All front porches must be substantial in purpose and robust in materials and structure.

ROOFS

Roof massing as it relates to either single or two storey massing will be assessed relative to the overall design style of the individual home. Roof massing is to be carefully considered to avoid proportional or material inconsistencies. A minimum 5:12 roofline is expected unless good design dictates otherwise.

A garage forehead shall not exceed 24". Creative use of architectural details can be employed to visually decrease the forehead height.

ii. ARCHITECTURAL STANDARDS (continued)

EXTERIOR COLOURS AND MATERIALS

The use of natural materials such as wood, stone and brick is highly encouraged. Permitted exterior materials will include brick, vertical or horizontal wood or equivalent siding, stone, and combinations of the above.

The use of 4" wood or alternative trims are required on all prominent elevations.

Vinyl siding will be acceptable on the second level only.

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

Predominantly stucco houses must be well-proportioned and balanced. The home must incorporate a high level of detail on the windows, trim, vents and fascia, as well as non-stucco features such as shutters, non-stucco build-outs and window grilles

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

Exterior cladding materials used on prominent elevations shall be carried around corners to the side elevations a minimum of 2 feet.

Prominent elevation materials that are less than 3/4 the height of the garage or main floor height shall continue around the corner to a change of wall plane or some other 'break' in the wall.

Siding used as the prominent elevation material on the front elevation shall extend along the full length of the front-entry side wall of the garage.

Visually heavier materials must always be situated below visually lighter materials (e.g. cultured stone below siding, or siding below stucco.)

ii. ARCHITECTURAL STANDARDS (continued)

EXTERIOR COLOURS AND MATERIALS

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

Earthy and pastel tones are encouraged to add richness to the streetscape.

Colours for roof, siding and trim must be coordinated for each unit to complement the individual house design and achieve a harmonious visually attractive effect.

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

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

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

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

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

iii. LANDSCAPE ARCHITECTURAL STANDARDS**DRIVEWAY**

Only one driveway per lot shall be constructed on the side as shown in the corresponding marketing plan.

Side entry/recessed garages are permitted provided the driveway approach is located as shown on the corresponding marketing plan.

All driveway, approaches and sidewalks shall be surfaced with concrete, or interlocking paving stone. Full driveway is to be completed within 18 months of issuance of building permit.

Recreational vehicles may not be permanently stored on the property.

LOT GRADING

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

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

Please refer to the current lot grade procedure for Taylor Farm.

iii. LANDSCAPE ARCHITECTURAL STANDARDS (continued)

LOW PRESSURE SEWER

A Low Pressure Sewer system, including holding tank and pump, is required for all lots in Taylor Farm. Only fibreglass or polyethylene tanks may be installed as concrete tanks are not permitted by the RM of Headingley.

Builders are encouraged to keep the holding tank in the front yard for easier pump outs when required and ensure that the tank lid is higher than the finished landscaping to avoid surface water draining into the tank.

All lots will contain both a water curb stop box and a Low Pressure Sewer curb stop box. Purchasers are required to ensure that both curb stop boxes are exposed and not covered by landscaping elements. If the water curb stop box and/or the Low Pressure Sewer curb stop box are located within the driveway, the Builder/Contractor must contact the RM of Headingley's Public Works department before pouring concrete.

iii. LANDSCAPE ARCHITECTURAL STANDARDS (continued)

PLANT MATERIALS AND LANDSCAPING

The homeowner must install at minimum front yard sod within one year of final grading.

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

Tree Planting Setback:

For Lots adjacent to Provincial Road 334, there is a tree planting setback of 1.8 metres from the property line running adjacent to the highway. Homeowners will be required to adhere to The Highways and Transportation Departments Act, respecting the planting of trees and/or shrubs adjacent to a departmental road.

Special River Conditions: Any trimming for framing of views or removal of riverbank trees is subject to the Developer's approval.

Trees must be respected as an important natural element to your neighbourhood. As such, even though a tree may be on your property, its benefit is shared by your neighbours and the existing wildlife community. Accordingly, riverbank forest must be maintained and preserved. Any forestry work must be done subject to maintaining: riverbank stability, wildlife habitat, and forest health.

Development within the Riverbank Zone (+/- 80' from the rear property line) may be subject to the approval of: Department of Fisheries and Oceans Canada and/or the RM of Headingley (geotechnical report).

iii. LANDSCAPE ARCHITECTURAL STANDARDS (continued)**FENCING**

All developer installed fencing within the community will be coordinated with respect to design, materials and finishes. Please refer to the respective marketing plans for location, type and size of fencing to be installed by the developer. Homeowners are required to maintain the fence as installed by the Developer.

Fencing not indicated on the marketing plan may be installed at the homeowners expense in the rear or side property. Black wrought-iron style, black coated vinyl chain link or solid cedar tone fencing are permitted. A maximum of 6 feet in height is permitted.

Additional privacy on all lots can be achieved by planting trees and hedges.

For any open style fencing installed by the Developer, artificial screening or out buildings may not be placed within ten feet of any rear or side yard fencing. This includes specifically any attachments typical to an open fence, especially privacy slats or any kind. Vines, Trees and shrubs may be used to add additional privacy.

Note: Homeowner installed side or rear fencing which connects to the developer installed open style fencing at a perpendicular angle is not considered to be artificial screening and is permitted.

ACCESSORY BUILDINGS AND STRUCTURES

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

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

A single accessory structure with a maximum size of 150 square feet is permitted.

Accessory buildings must be constructed of the same materials, colour schemes and approximate roof pitch of the house. They shall not exceed a wall height of 10'.

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

iv. MISCELLANEOUS RESTRICTIONS

RECREATIONAL VEHICLES

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

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

RESTRICTIONS DURING CONSTRUCTION

Appearance during Construction

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

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

SIGNAGE

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

v. DEVELOPER LIABILITY

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

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

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

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

vi. PLAN APPROVAL PROCESS

PRELIMINARY PLAN APPROVAL

A preliminary review will be done by the Developer for siting, planning and exterior treatments upon request. If builders are developing new plans they are urged to consult with the Developer at the earliest conceptual stages.

The Developer reserves the right to refuse any plan which lacks attention to design guidelines stated herein and any decision regarding approval matters are final.

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

FINAL PLAN APPROVAL

The submission must be submitted as a single .pdf submission through the Lot Works website: <http://qualicowpg.lotworks.ca/projectman> with all drawings formatted to a scale of 1:200. The drawing set should include both the site plan and all four elevations in a single .pdf. The developer will venture to provide a response (not necessarily an approval) to submissions within one week of the submission.

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

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

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

Upon satisfactory approval, the architectural approval form will be signed by the Developer. Architectural approval must be obtained prior to City permit applications. If the City of Winnipeg requires a change in house sitting, re-orientation of house or any other changes in siting, the plans must be resubmitted for approval.

Full architectural approval (including colours and materials selection) is required prior to any site construction.

vi. PLAN APPROVAL PROCESS (continued)

PERMIT APPLICATION

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

- 1.) The person has submitted to the Developer's Design Consultant complete house plans and specifications as required by these guidelines and received a conditional or full approval from the Developer's Design Consultant.
- 2.) The Developer has provided acceptance of the above noted approved house plans and specifications to the Rural Municipality of Headingley

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

The Rural Municipality of Headingley will require the holding tank to be shown on the site plan.

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

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

vii. REVISIONS

07 October 2016:	Addition of Low Pressure Sewer information under landscaping requirements and Building Permit Process.
15 November 2017:	Removal of open style restrictions to homeowner installed fencing along side streets under Fencing
06 September 2018	<p>Added River Lot Square Footage</p> <p>Added River Lot Side yard requirements</p> <p>Added River Lot Requirement for customized plan that takes advantage of the lot</p> <p>Changed Plan Submission Process to follow the LotWorks process.</p> <p>Added Tree requirements for both Riverlots and lots adjacent to HWY 334.</p>