

The logo for Sage Creek features the words "SAGE" and "CREEK" stacked vertically in a bold, green, serif font. The text is framed by two horizontal blue lines with a wavy, brush-stroke-like texture, one above "SAGE" and one below "CREEK".

# SAGE CREEK

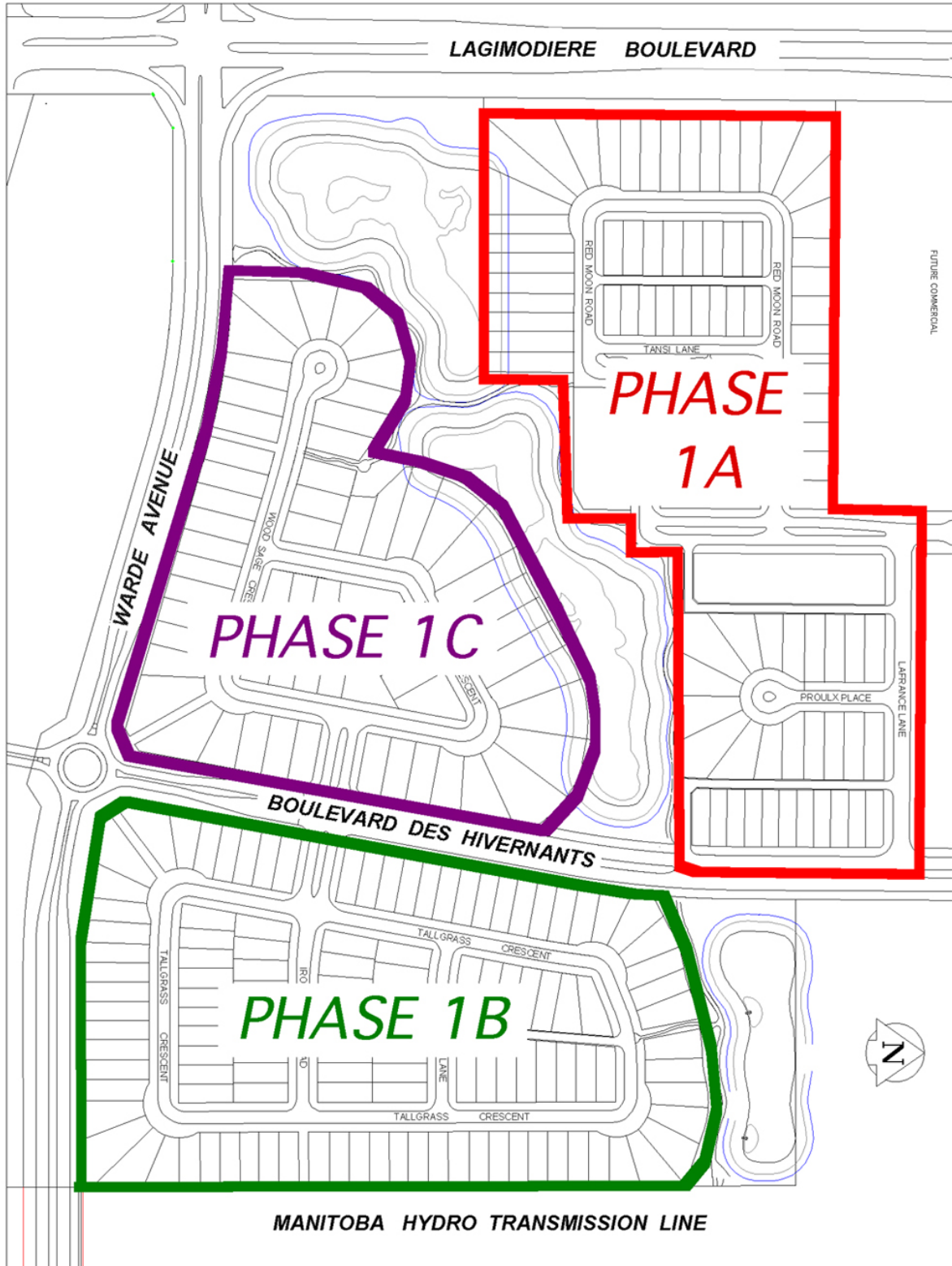
ARCHITECTURAL GUIDELINES – Revision 9

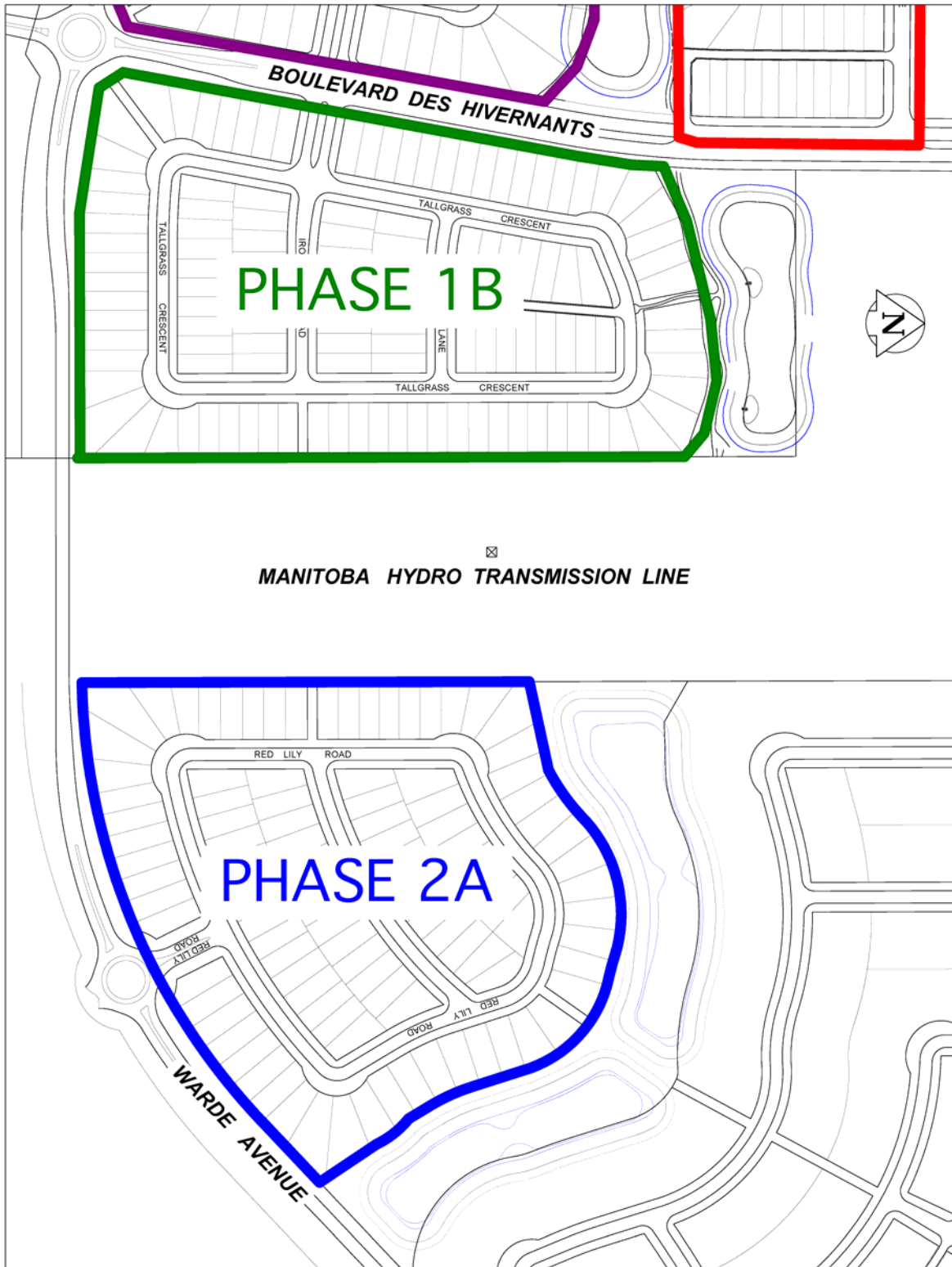
Phase 1A

Phase 1B

Phase 2A

*20 April 2009*





**House Type Features Summary:****PHASE 1A** – House width must be at least 75% of buildable lot width.

	<i>Front Attached Garage (p.10)</i>	<i>Rear Attached Garage (p.12)</i>	<i>Rear Detached Garage (p.14)</i>	<i>Wide-Aspect Front Attached Garage (p.16)</i>
<b>Min. Floor Area:</b>				
<b>Bungalow</b>	<b>1,400 sq.ft</b>	<b>1,400 sq.ft</b>	<b>1,100 sq.ft</b>	<b>1,100 sq.ft</b>
<b>Split</b>	<b>1,500 sq.ft</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>
<b>Two-Storey</b>	<b>1,700 sq.ft</b>	<b>1,700 sq.ft</b>	<b>1,500 sq.ft</b>	<b>1,700 sq.ft</b>
<b>Min. Front Yard Setback</b>	<b>20ft</b>	<b>15ft – 35ft (varies)</b>	<b>10ft – 35ft (varies)</b>	<b>15ft to home 20ft to garage</b>
Min. Sideyard Setback	4ft	4ft	4ft	4ft
Max. Sideyard Setback	6ft	6ft	6ft	6ft
Min. Back Lane Setback	n/a	10ft	4ft	n/a
Max. Back Lane Setback	n/a	n/a	8ft	n/a
Min. Garage Size	16ft wide garage door	n/a	20ft x 20ft	16ft wide garage door
Max. Garage Size	n/a	n/a	24ft x 24ft	n/a
Min. Garage Sideyard	(same as house)	2ft	2ft	(same as house)
Max. Garage Sideyard	(same as house)	4ft	4ft	(same as house)

**PHASE 1B & 2A** – House width must be at least 75% of buildable lot width.

	<i>Front Attached Garage (p.10)</i>	<i>Rear Attached Garage (p.12)*</i>	<i>Rear Detached Garage (p.14)*</i>	
<b>Min. Floor Area:</b>				
<b>Bungalow</b>	<b>1,350 sq.ft</b>	<b>1,350 sq.ft</b>	<b>1,350 sq.ft</b>	* Proulx Place rear garage product to follow phase 1B - Rear Garage requirements.
<b>Split</b>	<b>1,450 sq.ft</b>	<b>n/a</b>	<b>n/a</b>	
<b>Two-Storey</b>	<b>1,700 sq.ft</b>	<b>1,700 sq.ft</b>	<b>1,700 sq.ft</b>	
<b>Min. Front Yard Setback</b>	<b>20ft</b>	<b>20ft</b>	<b>20ft</b>	
Min. Sideyard Setback	4ft	4ft	4ft	
Max. Sideyard Setback	6ft	6ft	6ft	
Min. Back Lane Setback	n/a	4ft	4ft	
Max. Back Lane Setback	n/a	n/a	8ft	
Min. Garage Size	16ft wide garage door	n/a	20ft x 20ft	
Max. Garage Size	n/a	n/a	3 car garage (30ft wide)	
Min. Garage Sideyard	(same as house)	2ft	2ft	
Max. Garage Sideyard	(same as house)	4ft	4ft	

**Phase Street List:**

Each phase of Sage Creek will be referred to by its' phase number (1A, 1B, 2A, etc.). The *Phase Street List* and corresponding marketing plans will be updated with the addition of each successive phase that fall under these guidelines.

Phase 1A

Des Hivernants Boulevard

Proulx Place\*

Red Moon Road

Tansi Lane

Phase 1B

Hazelnut Lane

Ironweed Road

Tallgrass Crescent

Phase 2A

Red Lily Road

Willow Lane

\* Proulx Place rear garage product to follow Phase 1B - Rear Garage requirements.

## SAGE CREEK GUIDELINES

1. Introduction
  - 1.1 Guidelines Objective
  - 1.2 Vision and Goals
2. General Design Guidelines
  - 2.1 Architectural Theme
  - 2.2 Design Requirements
  - 2.3 Street Rhythm
  - 2.4 Product Mix
  - 2.5 Exterior Materials and Colours
  - 2.6 Grading
  - 2.7 Siting
  - 2.8 Signature Lots
  - 2.9 Entry
  - 2.10 Front Porch
  - 2.11 Driveway, Driveway Approaches
  - 2.12 Front Garages
  - 2.13 Fireplace and Furnace Chimneys
3. Fencing
4. Back Lane
5. Landscape Design
  - 5.1 Plant Material
6. Housing Types
  - 6.1 Front Attached Garage Homes
  - 6.2 Rear Attached Garage Homes
  - 6.3 Rear Detached Garage Homes
  - 6.4 Wide-Aspect Front Attached Garage Homes
7. Restrictions During Construction
8. Plan Approval Process
9. Guidelines Revisions

## 1. INTRODUCTION

### 1.1 *Guidelines Objective*

The objective of architectural guidelines in Sage Creek is to achieve a well co-ordinated, attractive community and to ensure the appropriate standards of design and materials throughout the community including all aspects of site development, landscaping, fencing and finishes.

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

### 1.2 *Vision and Goals*

Sage Creek will embody the juxtaposition of prairie meadow against manicured streetscape creating a unique Winnipeg suburban community, “where neighbours have the opportunity to meet other residents at the local stores, while walking along the many pathways and trails located along naturalized wetlands, or simply converging at the many public places including schools, recreational facilities and civic facilities.”<sup>1</sup>

- Strong Identity – to create a viable and cohesive community with a distinct identity.
- Neighbourhood Focus – to encourage a sense of neighbourhood and provide a focal point for transit access and social interaction.
- Housing Diversity – to accommodate a diversity of housing types - ranging from apartments and townhouses, to distinctively fashioned single residences - to meet the needs of varying income groups and lifestyles, thus providing the opportunity for residents to remain within the community as their lifestyle choices change.
- Naturalized Parkland – comprised of an extensive trail system that connects the various neighbourhoods, at the heart of which are four naturalized parkland/wetland ribbons extending to the four corners of the overall Sage Creek community.

---

<sup>1</sup> South St. Boniface Area Structure Plan By-law No. 158/2005

## 2. GENERAL DESIGN GUIDELINES

### 2.1 *Architectural Theme*

The overall architectural theme is harmonious diversity. A variety of housing types, sizes, and styles will be encouraged while at the same time fitting together so as to create a unified overall picture.

The South St. Boniface Area Structure Plan states, “The purpose of the Residential Area is to provide for a range of low to medium density residential development. Single family residential uses shall be the predominant use of the land within the Residential Area. However alternative housing forms, institutional uses, recreational uses, public uses, and local commercial sites may be allowed within the Residential Area where determined to be compatible and appropriate.”

There will be an emphasis on “opportunities for distinct neighbourhoods that comprise unifying elements to create a cohesive community.”

### 2.2 *Design Requirements*

Guidelines pertaining to each phase of Sage Creek will outline in more detail the specific development requirements for streets within that phase. However, there are several details that require special attention with regard to the entire Sage Creek development:

- 2.2.1 Builders are encouraged to bring new, innovative ideas to the table to consistently deliver ongoing diversity in the community.
- 2.2.2 The placement of the dwelling on the lot to ensure proper utilization of the land and compatibility with surrounding units.
- 2.2.3 Co-ordination of adjacent homes to avoid sharp contrasts between style, siting or size which would adversely affect any unit.
- 2.2.4 An effective variation of product to provide harmony and interest to the streetscape.
- 2.2.5 Compatibility of lot grading and drainage requirements within the lot and in relationship to adjacent land. Details of how this can be achieved are given in greater detail in the following sections.
- 2.2.6 It is the responsibility of all builders to comply with all statutory regulations, City By-laws, Restrictive Covenants and other legal obligations that may be appropriate to the construction of houses on these lands.



### 2.3 *Street Rhythm*

The overall rhythm and harmony of the streetscape will be determined by the mix of house types along the streetscape. In order to develop an interesting streetscape, a variety of shapes, styles and materials will be encouraged. Historical precedents for housing could be considered. Their details, roof lines and materials would then be respected in the modern interpretation. Rooflines shall be examined collectively during the approval process to guard against conspicuous patterns.

### 2.4 *Product Mix*

In order to avoid repetitive use of similar house type, style, roof/elevation, colours or design treatment there shall be a separation of similar house type, colour and style. This also applies to houses located across the street or at opposite corners. Please refer to the specific Housing Type guidelines for product separation.

### 2.5 *Exterior Materials and Colours*

Colour is integral to the goal of attaining a pleasing variety within the streetscape. Materials other than stucco, and contrast among colour of materials are encouraged. Siding, brick, and stone as traditional materials will bring variety to the streetscape.

Special attention is to be given to the colour of the window trim, brick mold, soffits, fascia, doors, and garage doors.

Colours will be approved giving consideration to colours of adjacent homes. Variety between adjacent homes and rich contrast incorporated within the colour/texture palette of each home will be required.

### 2.6 *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 as to necessitate a retaining wall. All retaining wall structures must be approved by the Developer.

### 2.7 *Siting*

Please refer to section 6. *Housing Types* for minimum front and rear yard setback requirements. The Developer reserves the right to adjust the front setback in order to maintain the best possible location relative to immediately neighbouring houses on a case-by-case basis. Visually larger homes may be set back proportionally more than smaller, lower homes.

Houses should be staked out by a qualified surveyor prior to construction. Variances will not be granted by the Developer due to incorrect positioning of the foundation.

## 2.8 *Signature Lots*

Signature Lots are lots that have a major impact on the entrance to a street( such as corner lots), a significant viewpoint on a street, or lots with houses that have side and/or rear elevations exposed to public spaces. These lots require enhanced design on these highly visible elevations. Attention must be paid to materials and details on these secondary elevations to ensure a high level of architectural interest and quality from every viewpoint throughout the neighbourhood.

Prominent rear and side elevations must echo elements from the front elevation – the home must be designed as a well-considered whole. Deck placement, window patterns, wall and roof forms, railings and trims must be considered.

Lots that back onto a public thoroughfare or present rear yard exposure due to a rear yard open fence design require enhanced design consideration. The rear elevation of these houses should include elevational themes and cladding materials that echo the design of the front elevations.

Rear elevations for lots adjacent to the public reserve or fens (dry ponds) must be given detailed attention and incorporate details that reflect the visibility of the elevations, such as the inclusion of decks, balconies, etc.

## 2.9 *Entry*

Entry is an extremely important aspect to a home. Whether it be front and center, angled away from the street, or hidden entirely from street view the “front door” should be considered within the overall composition of every house as a celebration of the pedestrian entry to the home.

## 2.10 *Front Porch*

Any front porch should be incorporated into the design and main body of each dwelling unit. It should not be regarded as a later addition, with little significance, but be integral to the overall design of the unit. The area of the porch should be large enough to accommodate some form of outdoor activity, from sitting back, relaxing, to housing a myriad of terra cotta pots overflowing with flowers.

## 2.11 *Driveway, Driveway Approaches*

Driveway and driveway approach construction shall be completed within one year of the construction of the house. Driveway, driveway approach finishes shall be poured concrete or interlocking stones. Deposits will be held until satisfactory completion and inspection.

## 2.12 *Front Garages*

Builders are requested to address the continuity of building mix in the integration of garages within the streetscape.

Attached or detached garages should complement the house elevation and the overall street massing. Garage rooflines should be consistent with the elevation treatment of the development and blend into the massing of the home.

Garage doors shall be minimum sixteen (16) ft wide, and typically are to be painted, wooden or metal raised panel doors. Painted garage doors are encouraged to provide variety to the streetscape.

### 2.13 *Fireplace and Furnace Chimneys*

Fireplace and furnace chimneys must be enclosed in a chase anywhere on the roof of the house. Chimney chases must be finished in the same material as the rest of the house and the metal flue must not project any more than six (6) inches above the chase. This requirement applies for all fireplace, furnace and chimney flues.

## 3. **FENCING**

All fencing within the subdivision will be co-ordinated with respect to design, materials and finishes. Please refer to the respective marketing plans for specific fence location, type and size.

As per the Marketing Plan(s):

- *Chain-link Fence Design* specified along the rear property line of lots **backing on to a public lane** will be **galvanized chain-link fencing** of a uniform height to be installed by the Developer along the rear property line from the side yards to driveway edges, together with a one section return.
- *Chain-Link Fence Design* specified along the rear property line of lots **backing on to the public reserve** will be **black vinyl coated chain-link fencing** of a uniform height to be installed by the Developer.
- *Solid Fence Design* refers to solid wood fencing of uniform height to be installed by the Developer along the rear property line and/or sideyard. For rear detached garage homes the fence shall be installed from the sideyards to the garage approach only.
- *Open Fence Design* refers to black, powder-coated wrought iron style fencing of uniform height (typically with a gate and eight (8) ft section return unless otherwise specified).
- *Open Fence with Retaining Wall* refers to black, powder-coated wrought iron style fencing of uniform height with a gate (along a rear property line), or with an opening (along a front property line) located at the finished height of a retaining wall to run the full length of the property line. One set of pre-cast concrete slab steps will be located at each gate or fence opening location.

Homeowners will be required to maintain the fence as installed by the Developer. For any Open Fence Design or Chain-link Fence Design, homeowners will not place any visual screening or out-building within three metres along any fence installed by the Developer, other than vines, shrubs, trees or other similar natural horticultural elements. This would include specifically any attachments to a chain-link fence, especially chain-link privacy slats of any kind.

#### **4. BACK LANE**

Just as the front drive can act as a prominent interaction point for street residents, the back lane becomes an important interaction and access point for homes located on rear entry lots. With this in mind the back lane should be maintained to the same standard as the front street and yard.

So as to maintain a neat and tidy appearance of the back lane at all times, garbage cans and/or exposed refuse materials should be stored within the garage or entirely within the fenced area of the rear yard.

Pairing of garages is not required, but if preferred, shall not be discouraged.

#### **5. LANDSCAPE DESIGN**

The implementation of appropriate landscape design within the residential area should reinforce the following objectives:

- Provide an appropriate transition in scale of landscape material from house to street
- Provide shade and comfort
- Provide a psychological link to nature
- Balance, highlight and complement architectural design
- Provide privacy, colour, texture and life
- Provide an acoustical buffer and soften the building relationship to one another.
- Complement the adjacent naturalized parkland areas and trail system.

##### *5.1 Plant Material*

Extensive tree and shrub planting, alongside native grasses is encouraged throughout the development to create a naturalized park-like setting.

- Minimum landscape requirements will include front yard sod, together with plantings within the front yard.
- Homeowners shall maintain any boulevard trees adjacent to their property.
- All swimming pools, decks, patios (where applicable) must be located in the rear or side yard portion of each lot.

## 6. HOUSING TYPES

A range of low to medium residential development housing types will be constructed within the Sage Creek Community. Each housing type and subsequent neighbourhood will have its own unique character.

House size shall be determined by square footage above grade (decks, sunrooms or garages not included).

### 6.1 *Front Attached Garage Homes*

- 6.1.1 Red Moon Road      Lots 6-18, Block 4, Plan 46310  
           Proulx Place        Lots 6 – 13, Block 2, Plan 46310

<u>Minimum Floor Areas:</u>	Bungalow	1,400 sq.ft
	Split	1,500 sq.ft
	Two-Storey	1,700 sq.ft

- 6.1.2 Tallgrass Crescent      Lots 1 – 19, Block 1, Plan 46088 *[open rear yard lots]*  
   Lots 1 – 22, Block 2, Plan 46088 *[open rear yard lots]*  
   Lots 1 – 22, Block 3, Plan 46088 *[1 – 8 open rear yard lots]*  
   Lots 1 – 7, Block 4, Plan 46088  
   Lots 1 – 10, Block 5, Plan 46088
- Hazelnut Lane            Lots 9 – 16, Block 6, Plan 46088
- Ironweed Road            Lots 11 – 19, Block 5, Plan 46088;  
   Lots 1 – 8, Block 6, Plan 46088
- Red Lily Road            Lots 1 – 8, Block 3, Plan (unreg'd) *[open rear yard lots]*
- Willow Lane              Lots 1 – 12, Block 5, Plan (unreg'd);  
   Lots 1 – 13, Block 6, Plan (unreg'd)

<u>Minimum Floor Areas:</u>	Bungalow	1,350 sq.ft
	Split	1,450 sq.ft
	Two-Storey	1,700 sq.ft

- Setback and Sideyard

Front Yard:            minimum setback - twenty (20) ft  
                                   minimum sideyard setback - four (4) ft  
                                   maximum sideyard setback - six (6) ft

- Product Mix

Minimum of Four (4) houses shall separate similar house elevations, colours, and styles; minimum of Five (5) houses shall separate identical house models. This also applies to houses across the street or at opposite corners.

(Front Attached Garage Homes con't)

Exterior design variation is encouraged to prevent repetitive or monotonous streetscapes. Houses of similar appearance by the same builder, and adjacent product by other builders will be limited in their placement along the street.

- Visual Bulk and Massing

The architectural relationships of mass, form and detail in terms of proportion, rhythm, harmony and balance will be assessed under these guidelines.

Windows, doors and elevation features should reflect and complement the proportions of the walls and overall façade in 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 of the front elevation onto other elevations of the home which have little or no windows or elevational relief so as to, once again, avoid large unfinished blank looking facades.

Where a portion of the second storey of the home is built over top of the garage, there shall be a break in the wall by both a significant change in vertical plane and roofing to avoid a large tall, monolithic mass, especially on the entry side of the garage. All second storey floor areas located above the garage shall not comprise more than 30% of the second storey floor area.

Large amounts of parking are discouraged.

- Exterior Materials and Colours

Permitted exterior materials include brick, vertical or horizontal wood or equivalent siding, stucco, stone, and combinations of the above.

The overall look and scale of the front façade of stucco homes 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 stone/masonry. The colour and finish technique of any stucco detailing also requires consideration:

- A. The body of the house and all stucco detailing shall be uniform in colour.
- B. The body of the house and all stucco details should utilize different finishing techniques, e.g. smooth stucco trowel finish for the build-outs versus a knock down trowel finish for the body of the house.

On residences utilizing brick veneers in combination with either stucco or siding, finish colours are to be chosen to ensure a complementary colour scheme. Earth tones as well as pastel tones are encouraged to add richness to the streetscape.



(Rear Attached Garage Homes con't)

- Additional Features – Proulx Place

A front porch or some other element to celebrate the large front yards created by the increased setback will be required.

In addition, Proulx Place Lots 1 & 18 will require a wrap around front porch on the corner lots.

- Back Yard

It is intended that the portion of the rear yard not used for garage shall be maintained as green space. The use of the rear yard for the storage of seasonal vehicles is strongly discouraged.

- Product Mix

Minimum of Four (4) houses shall separate similar house elevations, colours, and styles; minimum of Five (5) houses shall separate identical house models. This also applies to houses across the street or at opposite corners.

- Exterior Materials and Colours

Permitted exterior materials include brick, vertical or horizontal wood or equivalent siding, stucco, stone, and combinations of the above.

The overall look and scale of the front façade of stucco homes 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 stone/masonry. The colour and finish technique of any stucco detailing also requires consideration:

- A. The body of the house and all stucco detailing shall be uniform in colour.
- B. The body of the house and all stucco details should utilize different finishing techniques, e.g. smooth stucco trowel finish for the build-outs versus a knock down trowel finish for the body of the house.

On residences utilizing brick veneers in combination with either stucco or siding, finish colours are to be chosen to ensure a complementary colour scheme. Earth tones as well as pastel tones are encouraged to add richness to the streetscape.

Exterior materials used on principal elevations should be carried around corners to side elevations, minimum of one (1) ft or to a point where it can logically be terminated according to the design of the home.

Dimensions of overhangs and fascia will be appropriate to the style of the home.





(Rear Detached Garage Homes con't)

- Detached Garage

**Pre-fabricated garage packages will not be acceptable.**

All garages shall be constructed at the time of home construction:

Minimum garage pad/garage size: 20 ft x 20 ft

Maximum garage pad/garage size: 24 ft x 24 ft

Maximum garage size for Tallgrass and Proulx lots: 30 ft wide (Triple car garage)

The garage shall echo the details and theme of the house. Windows, if included, shall reflect the design of the home. The garage door, shingles, siding, gable and other details must reflect the design of the home in terms of materials and colour. Such details as vents, flower boxes, trellises and shutters should be used on feature walls.

**For Tallgrass Crescent and Proulx Place: A high level of scrutiny will be employed when reviewing rear detached garage plans.**

- Additional Features – Proulx Place

A front porch or some other element to celebrate the large front yards created by the increased setback will be required.

In addition, Proulx Place Lots 1 & 18 will require a wrap around front porch on the corner lots.

- Back Yard

It is intended that the portion of the rear yard not used for garage shall be maintained as green space. The use of the rear yard for the storage of seasonal vehicles is strongly discouraged.

- Product Mix

Minimum of Four (4) houses shall separate similar house elevations, colours, and styles; minimum of Five (5) houses shall separate identical house models. This also applies to houses across the street or at opposite corners.

- Exterior Materials and Colours

Permitted exterior materials include brick, vertical or horizontal wood or equivalent siding, stucco, stone, and combinations of the above.

The overall look and scale of the front façade of stucco homes 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 stone/masonry. The colour and finish technique of any stucco detailing also requires consideration:



(Wide-Aspect Front Attached Garage Homes con't)

- Entrances

In traditional architecture, the main entry is the most important aspect of the front facade. The reason for this has been to emphasize the symbolic entry to the home. The majority of detailing should be focused on the entry to emphasize and intimate a sense of arrival with regard to the front door as the most significant aspect of the facade.

Detailing around the windows, secondary doors, corners of the home and the garage must be secondary and not compete with the detailing of the front door.

Front entries shall be complemented with at least one sidelite to give the entrance a minimum width of 60 inches – all of which will be visible from the street. However, a 72 inch entry width is encouraged.

- Exterior Materials and Colours

Permitted exterior materials include brick, vertical or horizontal wood or equivalent siding, stucco, stone, and combinations of the above.

The overall look and scale of the front façade of stucco homes 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 stone/masonry. The colour and finish technique of any stucco detailing also requires consideration:

- A. The body of the house and all stucco detailing shall be uniform in colour.
- B. The body of the house and all stucco details should utilize different finishing techniques, e.g. smooth stucco trowel finish for the build-outs versus a knock down trowel finish for the body of the house.

On residences utilizing brick veneers in combination with either stucco or siding, finish colours are to be chosen to ensure a complementary colour scheme. Earth tones as well as pastel tones are encouraged to add richness to the streetscape.

Exterior materials used on principal elevations should be carried around corners to side elevations, minimum of one (1) ft or to a point where it can logically be terminated according to the design of the home. The entry side of the garage will be considered part of the front elevation.

Dimensions of overhangs and fascia will be appropriate to the style of the home.

## **7. RESTRICTIONS DURING CONSTRUCTION**

### *7.1 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. No garbage/trash burning is permitted at any time.

### *7.2 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.

## **8. PLAN APPROVAL PROCESS**

### *8.1 Preliminary Plan Approval*

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

The Developer reserves the right to refuse any plan which lacks attention to the design guidelines stated herein. The Design Consultant'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.

### *8.2 Final Plan Approval*

#### **8.2.1 Submit:**

- (a) one (1) copy of the site plan, house type drawings (i.e. plans, sections, all elevations), and garage elevations for rear detached garage homes, and a completed application form indicating all colours and materials;

Qualico Communities and Architectural Assurance Coordinator  
1 Dr. David Friesen Drive  
Winnipeg, Manitoba R3X 0G8  
Fax: (204) 233-2965

- 8.2.3. All site plans shall be to a scale of 1:200 and shall show house location, house outline with dimensions, grading information and shall be identified with civic and legal addresses.

- 8.2.4. Upon satisfactory approval, the architectural approval form will be signed by the Developer or designated Architectural Guidelines Consultant. 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.



<u>Minimum Floor Areas:</u>	Bungalow	1,350 sq.ft
	Two-Storey	1,700 sq.ft

19 Dec. 2007

Addition of the following to Section 6.3 *Rear Detached Garage Homes*:

6.2.2 Tallgrass Crescent      Lots 1 – 7, Block 7, Plan 46088  
 Lots 1 – 8, Block 7, Plan 46088

*[Please Note: Tallgrass homes adjacent to the public lane will require a rear attached garage. However, for deeper lots a rear detached garage may be desirable to optimize the larger rear yard space. Please refer to the detached garage requirements in this section.]*

<u>Minimum Floor Areas:</u>	Bungalow	1,350 sq.ft
	Two-Storey	1,700 sq.ft

4.0

04 Feb. 2008

Revision of the following to *Exterior Materials and Colours* in all sections:

The overall look and scale of the front façade of stucco homes 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 stone/masonry. The colour and finish technique of any stucco detailing also requires consideration:

- A. The body of the house and all stucco build-outs shall be uniform in colour.
- B. The body of the house and all stucco build-outs should utilize different finishing techniques, e.g. smooth stucco trowel finish for the build-outs versus a knock down trowel finish for the body of the house.

Addition of the following to *Visual Bulk and Massing* in section 6.1 *Front Attached Garage Homes*:

All second storey floor areas located above the garage shall not comprise more than 30% of the second storey floor area.

4.1

05 March 2008

Revision of the following to *Product Mix* in all sections:

Minimum of Four (4) houses shall separate similar house elevations, colours, and styles; minimum of Five (5) houses shall separate identical house models. This also applies to houses across the street or at opposite corners.

5.1

25 June 2008

Revision of Proulx Place setbacks in section 6.2 *Rear Attached Garage Homes – Setback and Sideyard* as follows:

- Proulx Place - Front yard min. setback – thirty (30) ft for Lots 1 – 4, and Lots 15 – 18.
- Front yard min. setback – thirty five (35) ft for Lots 5 & 14.
- Front yard min. setback – twenty (20) ft for Lots 6, 7 & 12, 13.



25 June 2008

Addition of the following to Section 6.3 *Rear Detached Garage Homes*:

Proulx Place - Lots 1 – 7, and Lots 12 – 18, Plan 46310

Minimum Floor Areas:	Bungalow	1,350sq.ft
	Two-Storey	1,700sq.ft

*[Please Note: Tallgrass homes adjacent to the public lane will require a rear attached garage. However, for deeper lots a rear detached garage may be desirable to optimize the larger rear yard space. Please refer to the detached garage requirements in this section. Additional features will be required on Proulx Place lots]*

- Proulx Place - Front yard min. setback – thirty (30) ft for Lots 1 – 4, and Lots 15 – 18.
- Front yard min. setback – thirty five (35) ft for Lots 5 & 14.
  - Front yard min. setback – twenty (20) ft for Lots 6, 7 & 12, 13.

- Additional Features – Proulx Place

For Proulx Place Lots 6, 7, 12 & 13 – a front porch or some other element to celebrate the large front yards created by the increased setback will be required.

In addition, Proulx Place Lots 1 & 18 will require a wrap around front porch on the corner lots.

6.1

03 July 2008

Revision of the following to Section 6.2 *Rear Attached Garage Homes*:

Proulx Place - Lots 1 – 7, and Lots 12 – 18, Plan 46310

Minimum Floor Areas:	Bungalow	1,350sq.ft
	Two-Storey	1,700sq.ft

*[Please Note: Tallgrass and Proulx homes adjacent to the public lane will require a rear attached garage. However, for deeper lots a rear detached garage may be desirable to optimize the larger rear yard space. Please refer to section 6.3 Rear Detached Garage Homes for the detached garage requirements. A **high level of scrutiny will be employed when reviewing rear detached garage plans.**]*

- Setback and Sideyard

Back Lane: minimum garage setback – four (4) ft

- Additional Features – Proulx Place

A front porch or some other element to celebrate the large front yards created by the increased setback will be required.

In addition, Proulx Place Lots 1 & 18 will require a wrap around front porch on the corner lots.

03 July 2008

Revision of the following to Section 6.3 *Rear Detached Garage Homes*:

*[Please Note: Tallgrass and Proulx homes adjacent to the public lane will require a rear attached garage. However, for deeper lots a rear detached garage may be desirable to optimize the larger rear yard space. Please refer to the detached garage requirements in this section. Additional features will be required on Proulx Place lots]*

- Additional Features – Proulx Place

A front porch or some other element to celebrate the large front yards created by the increased setback will be required.

In addition, Proulx Place Lots 1 & 18 will require a wrap around front porch on the corner lots.

03 July 2008

Revision of the following to *Exterior Materials and Colours* in all sections:

- A. The body of the house and all stucco detailing shall be uniform in colour.
- B. The body of the house and all stucco details should utilize different finishing techniques, e.g. smooth stucco trowel finish for the build-outs versus a knock down trowel finish for the body of the house.

7.1

27 August 2008

Addition of the following Phase 2A lots to section *6.1 Front Attached Garage Homes*:

Red Lily Road    Lots 1 – 8, Block 3, Plan (unreg'd) *[open rear yard lots]*

Willow Lane      Lots 1 – 12, Block 5, Plan (unreg'd);  
                           Lots 1 – 13, Block 6, Plan (unreg'd)

8.1

17 November 2008

The addition of a *Phase Street List* after the *House Type Feature Summary*.  
 Each phase of Sage Creek will be referred to by its' phase number (1A, 1B, 2A, etc.). The *Phase Street List* and corresponding marketing plans will be updated with the addition of each successive phase that fall under these guidelines.

9.1

16 April 2009

The following lots have been removed from section *6.2 Rear Attached Garage Homes* and section *6.3 Rear Detached Garage Homes*, and added to section *6.1 Front Attached Garage Homes*:

Proulx Place – Lots 6, 7, 12, and 13, Block 2, Plan 46310