

SCHEDULE 'E'



SAGE
CREEK

ARCHITECTURAL GUIDELINES

Phase 4

12 June 2013 – Revision 7

Phase Street List

The following streets are located within Phase 4 of Sage Creek:

Baptiste Tourond Road

Dragonfly Court

Grey Owl Place

Lacewing Lane

Moonbeam Way

Sage Creek Boulevard (Specialty Lane Project)

The design of all houses to be located on the above noted streets will be mandated by the Phase 4 Guidelines.

SAGE CREEK GUIDELINES

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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.” (South St. Boniface Area Structure Plan By-law No. 158/2005)

- 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.

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.

3. HOUSE DESIGN GUIDELINES

The following house design guidelines pertain to all houses to be constructed in Phase 4 of Sage Creek.

Specific requirements for each house type, beyond the following general requirements, will be noted in section 4. *House Types Summary*.

3.1 *Street Rhythm*

The overall rhythm and harmony of the streetscape will be determined by the mix of house types along the street. 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.

3.2 *Product Mix*

For Front Attached Garage / Rear Garage – Regular Lots:

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

For Front Attached Garage – Luxury Lots:

Minimum of Four (4) houses shall separate similar house elevations, and identical colours and styles; minimum of Six (6) houses shall separate identical house models. This also applies to houses across the street and at opposite corners

For Cul-de-Sac Lots:

The product separation for houses located on the bulb of a cul-de-sac will be all houses on the cul-de-sac bulb. A cul-de-sac is naturally a somewhat private area with full visibility from, and to, every house within it. This full visibility necessitates variety amongst all of the houses. Repetition of house elevations is not permitted due to diagonal sight lines and proximity of houses within the cul-de-sac.

For Rear Garage Specialty Lane Lots:

Product separation will be determined on a block by block basis.

In the interest of promoting colour variety within the development, the comparison of colours and materials of identical or very similar house models may extend beyond the product separation guidelines noted above. Builders will be notified of these instances during the architectural approval process.

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.

3.3 *Minimum House Size*

Each house type is to be of the minimum square footage noted in section 4. *House Types Summary*.

The house width must be at least 75 percent of the allocated buildable lot width. Where the minimum house width conflicts with the maximum side yard setback requirement the maximum side yard setback requirement shall take precedence.

3.4 *Setbacks and Side Yards*

- Unless otherwise noted in section 4. *House Types Summary*, a minimum side yard setback of Four (4) feet, maximum side yard setback of Six (6) feet, and minimum front setback of Twenty (20) feet will be required for all houses.

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 proportionately more than smaller, lower homes.

The alignment of paired front entries shall take precedence over the alignment of paired front garages. The placement of houses on the lot 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 minimum required.

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.

3.5 *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. All homes should be well proportioned, with the placement of windows, doors and other elevational features complementing the proportions of the walls and overall façade 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 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 percent of the second storey floor area.

The most exterior front wall of the portion of second storey over the garage must be set back at least Five (5) feet from the front of a standard 20ft long garage projecting out in front of the house. Further, the set back distance of the second storey over the garage shall increase proportional to an increase in the standard garage length.

Large amounts of parking are discouraged.

3.6 *Entry*

Builders are strongly encouraged to be creative and innovative in not only the shape and massing of the houses, but also the way in which people approach the house.

Entry is an extremely important aspect to any home. The “front door” should be considered within the overall composition of every house as a celebration of the pedestrian entry to the home. This will include large front entries open to the street (minimum 60 inches for lots between and including 46ft and 50ft wide), and the opportunity for recessed garages, porches/verandas and other welcoming gestures for the homeowners and their guests.

3.7 *Front Porch*

Any front porch to be incorporated into the design and main body of each dwelling unit should not be regarded as a later addition with little significance, but must be integral to the overall design of the home. 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.

3.8 *Garages*

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

All 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.

The entry side of the garage is considered part of the front house elevation, and therefore will be expected to incorporate detailing as such.

A double car garage is required for all homes. 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. Painted garage doors are encouraged to provide variety to the streetscape.

For all Rear Detached Garages:

- Detached garages are to be constructed at the time of house construction.
- The detached 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. Pre-fabricated garage packages will not be acceptable.
- 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 storage of seasonal vehicles is strongly discouraged.

3.9 *Decks*

All decks and deck features, patios, screens and other outdoor amenities are to be located within the rear or side yard only.

3.10 *Roofs*

Roof pitch shall be consistent with the style of home. One storey houses will typically require a minimum 6:12 pitch front-to-back slope roof, unless the house design follows a traditional house style that dictates a specific roof pitch.

3.11 *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.

3.12 *Exterior Materials and Colours*

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

Permitted exterior materials include brick, vertical or horizontal wood or equivalent siding, stucco, stone, and combinations of the above. Conventional applications of such cladding materials as brick, board, and shingle should be used beyond mere accent, and selected with colour contrast in mind.

For all Luxury lots, vinyl siding will be acceptable on the second storey of homes only. The use of wood or alternative siding materials is required.

Special attention is to be given to the colour of the window trim, brick mold (where applicable), soffits, fascia, doors, and garage doors. The overhead garage door will be assessed with the body of the house as a predominant house colour; therefore, care will be taken during the review process to ensure paired garages, especially, do not share the same garage door colour (just as neighbouring houses should not share the same predominant house body colour, for example).

The overall look and scale of the front façade of predominately 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.

Please note: predominantly stucco houses which feature shutters as the only non-stucco element may be required to include non-stucco trim work as well, depending on the style of the home and/or if it is on a designated Signature Lot.

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 (or fine) stucco trowel finish for the build-outs versus a knock down (or coarse) trowel finish for the body of the house.

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.

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 grey’, ‘all white’, ‘all beige’. There must be a distinct colour contrast between predominant trim/details and the body of the house. For predominately stucco houses this means any non-stucco details should not resemble or blend-in with the stucco house colour.

Non-stucco cladding materials are to return around the corners to side elevations a **minimum distance of 18 inches for Regular Lots** and a **minimum distance of 24 inches for Luxury Lots**, or to a point where they should/can logically end according to the design of the home – whichever represents the longer distance.

Material returns that do not end at a change of wall plane are required to create a corner-wrap detail that is minimum 75% of the garage or main house floor height.

The entry side of the garage is considered part of the front house elevation and, therefore, will be expected to incorporate detailing as such.

3.13 *Signature Lots*

Signature Lots are:

- lots that have a major impact on the entrance to a street (such as corner lots);
- lots that have a significant viewpoint on a street;
- lots with houses that have side and/or rear elevations exposed to public spaces, such as those adjacent to a public lane, parkway, public path, or water feature.
- lots that present rear yard exposure due to a rear yard open fence design (such as wrought iron style fencing or vinyl coated chain link).

Signature houses must be designed as a well-considered whole. Defining elements from the front elevation must be echoed on all other prominent facades of the home, in both style and materials.

Enhanced design features are required on all house elevations that are visible from the public areas. Attention must be paid to materials and details on these elevations to ensure a high level of architectural interest and quality from every viewpoint throughout the neighbourhood.

More than one (1) material will be required on all enhanced elevations.

The inclusion of rear decks and deck placement, window patterns, wall and roof forms, railings and all trim/detail work must be considered.

Signature lots are indicated on the marketing plan for the area.

3.14 *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.

3.15 *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.

Please review the *Sage Creek Lot Grading Procedures*.

4. HOUSE TYPES SUMMARY

All residential lots available in Phase 4 are listed in this section. **All House Design Guidelines detailed in section 3 apply, in addition to the specific requirements noted in section 4 for each house type.**

The house width for all lots must be at least 75% of the buildable lot width.

4.1 *Front Attached Garage – Luxury Lot*

Dragonfly Court Lots 1 – 22, Block 2, Plan 50662

Minimum Floor Area:	Bungalow	1,500 sq.ft.
	Split	1,650 sq.ft.
	Two-Storey	1,800 sq.ft.
Min/Max Setbacks:	Front Yard	20ft. minimum
	Side Yard	4ft. minimum / 6ft. maximum
Min. Garage Size:	Double car garage (approach to be located as per driveway location on the marketing plan).	

Additional Requirements:

- Minimum of Four (4) houses shall separate similar house elevations, and identical colours and styles; minimum of Six (6) houses shall separate identical house models. This also applies to houses across the street or at opposite corners. Houses on the cul-de-sac pie lots shall not be repeated. [please see section 3.2 *Product Mix*.]
- For all properties noted as Signature Lots on the corresponding marketing plan please make note of section 3.13 *Signature Lots*.
- A rear deck is not required for approval of the above listed lots.
- Entrance size must be minimum 60 inches for lots between, and including, 46ft and 50ft wide. [please see section 3.6 *Entry*.]
- Vinyl siding will be acceptable on the second storey of homes only. The use of wood or alternative siding materials is required. [please see section 3.12 *Exterior Materials and Colours*.]
- Cladding material return of 2ft or to a point where the cladding material can be logically terminated. [please see section 3.12 *Exterior Materials and Colours*.]

4.2 Front Attached Garage - Regular Lot

<i>Baptiste Tourond Road</i>	<i>Lots 1 – 18, Block 8, Plan 50662 Lots 13 – 24, Block 9, Plan 50662</i>
<i>Dragonfly Court</i>	<i>Lots 1 – 11, Block 1, Plan 50662 Lots 1 – 16, Block 3, Plan 50662</i>
<i>Moonbeam Way</i>	<i>Lots 1 – 13, Block 6, Plan 50662 Lots 1 – 44, Block 7, Plan 50662 Lots 19 – 35, Block 8, Plan 50662 Lots 1 – 12, Block 9, Plan 50662</i>
<i>Grey Owl Place*</i>	<i>Lots 1 – 23, Plan 53091</i>

* A non-conforming approach has been approved for Lots 14 to 23.

Minimum Floor Area:	Bungalow	1,350 sq.ft.
	Split	1,500 sq.ft.
	Two-Storey	1,700 sq.ft.
Min/Max Setbacks:	Front Yard	20ft. minimum
	Side Yard	4ft. minimum / 6ft. maximum

Min. Garage Size: Double car garage (garage to be located as per driveway location on the marketing plan).

Additional Requirements:

- Minimum of Four (4) houses shall separate similar house elevations, and identical 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. Houses on the cul-de-sac pie lots shall not be repeated. [please see section 3.2 *Product Mix*.]
- For all properties noted as Signature Lots on the corresponding marketing plan please make note of section 3.13 *Signature Lots*.
- A rear deck is not required for approval of the above listed lots.
- All detail cladding materials must return minimum 1.5ft or to a point where the cladding material can logically end. Few houses may be required to match the detail material width on the front of the garage. [please see section 3.12 *Exterior Materials and Colours*]

5. 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):

- *Solid Fence Design* refers to solid wood fencing of uniform height to be installed by the Developer along the rear property line and/or side yard.
- *Solid Fence with Lattice Design* refers to solid wood fencing with a lattice detail of a total uniform height to be installed by the Developer along the rear property line.

Homeowners will be required to maintain the fence as installed by the Developer.

Note: any Developer fencing to be installed on a property must be shown on any site plans submitted for architectural approval, as acknowledgement of the installation of the Developer fencing indicated on the respective marketing plan.

6. PUBLIC LANE

Just as the front drive can act as a prominent interaction point for street residents, the public lane becomes an important interaction and access point for homes located on rear entry lots. With this in mind, the public 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 public 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.

7. 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 transition between the street and the house.
- Complement the adjacent naturalized parkland areas and trail system.

7.1 *Plant Material*

Extensive tree and shrub planting 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.

7.2 *Boulevard Specifications*

The typical boulevard treatment required by the City of Winnipeg is turf (sod).

As per the City of Winnipeg “Neighbourhood Liveability By-Law” the following are required for any **aggregate** (non-turf) boulevard treatments:

- a.) Aggregate materials no smaller than 20mm (3/4 inch) or greater than 40mm (1.5 inches). Smaller aggregate materials are not acceptable due to the increased likelihood of wash out of the material during extreme rainfall conditions.
- b.) The placement of aggregate must not exceed a depth of 75mm (3 inches) from the top of curb. This is to ensure that the stability of the adjacent city street is not compromised.
- c.) Boulevards finished with aggregate material must be kept weed and rubbish free (previously referred to as ‘aesthetically pleasing, clean, neat and rubbish free’ in the original *Guidelines for Non-Standard Boulevard Treatments*).
- d.) The boulevard may not be finished in asphalt or concrete.
- e.) The use of aggregate materials must not create or widen a private access for which a permit is required under the *Private Approaches By-Law* or a successor by-law.

Additional Qualico Communities requirements for aggregate (non-turf) boulevard treatments:

- f.) Aggregates such as river rock and other decorative stone materials that fall within the acceptable size requirements are required. Driveway base aggregate and other finely crushed gravel is not acceptable.
- g.) Aggregate filled boulevards and immediately adjacent turf (sod) areas must be separated by a hard edge (e.g. plastic lawn edging).

Other non-standard vegetative boulevard treatments **will require a permit from the City of Winnipeg**. Please see the website below for more information:

<http://www.winnipeg.ca/publicworks/Boulevards/boulevard.asp>

Please note: any boulevard treatments that do not meet the City of Winnipeg requirements will be replaced with turf (sod) by the City of Winnipeg at the homeowners expense.

8. RESTRICTIONS DURING CONSTRUCTION

8.1 *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.

8.2 *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.

9. PLAN APPROVAL PROCESS

9.1 *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.\

Preliminary house drawings may be submitted to: Architectural Assurance Coordinator
Qualico Communities
tgrafton@qualico.com

9.2.1 **Submit:**

- (a) one (1) **electronic copy in .pdf format** 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;

Architectural Assurance Coordinator
email: tgrafton@qualico.com

For additional hard copy correspondence, please contact the Architectural Assurance Coordinator for mailing information.

Note: any Developer fencing to be installed on a property must be shown on any site plans submitted for architectural approval, as acknowledgement of the installation of the Developer fencing indicated on the respective marketing plan.

A copy of the Sage Creek Approval Form is attached.

- 9.2.3. All site plans shall be to a scale of 1:200 and shall show house location, house outline with dimensions, driveway location, any Developer fencing to be installed, grading information, and shall be identified with civic and legal addresses.
- 9.2.4. 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.

10. REVISIONS

<u>Revision #</u>	<u>dd/MM/yyyy</u>	<u>Details</u>
	30 September 2010	Guidelines released.
1.1	01 October 2010	Removed the following from section 5. <i>Fencing</i> : “For rear detached garage homes the fence shall be installed from the side yards to the garage approach only.”
2.1	26 November 2010	Plan number 50662 was added to the lots noted in section 4. <i>House Types Summary</i> .
3.1	13 June 2011	The addition of <i>Grey Owl Place</i> to the street list and <i>Grey Owl Place</i> house requirements for the following House Type Summary sections: - 4.2 <i>Front Attached Garage – Regular Lot</i> - 4.3 <i>Rear Garage – Regular Lot</i> .
3.2	13 June 2011	The addition of section 6. <i>Public Lane</i> to the guidelines. All subsequent sections have been renumbered accordingly.
4.1	21 November 2011	The addition of 4.4 <i>Front Attached Garage – Wide Lot</i> to section 4. <i>House Types Summary</i> . Sections 3.2, 3.5, 3.6 and 3.12 have been adjusted accordingly.
5.1	28 November 2011	Section 4.4 <i>Front Attached Garage – Wide Lot</i> and all references to this section have been deleted.
6.1	20 September 2012	Grey Owl Place Lots 16 to 23 moved from section 4.3 <i>Rear Garage – Regular Lot</i> to section 4.2 <i>Front Attached Garage – Regular Lot</i> .
	20 September 2012	Section 4.3 <i>Rear Garage – Regular Lot</i> omitted from the guidelines.
	20 September 2012	<i>Plan 53091</i> added to the Grey Owl Place lots.
7.1	12 June 2013	Revision of material return clause in section 3.12 <i>Exterior Colours and Materials</i> : "Non-stucco cladding materials are to return around the corners to side elevations a minimum distance of 18 inches for Regular Lots and a minimum distance of 24 inches for Luxury Lots , or to a point where they should/can logically end according to the design of the home – whichever represents the longer distance. Material returns that do not end at a change of wall plane are required to create a corner-wrap detail that is minimum 75% of the garage or main house floor height."
7.2	12 June 2013	The addition of " <i>Signature lots are indicated on the marketing plan for the area.</i> " to section 3.13 <i>Signature Lots</i> .
7.2	12 June 2013	Revision of the contact information for the Architectural Assurance Coordinator in section 9. <i>Plan Approval Process</i> .

ARCHITECTURAL APPROVAL FORM

DATE: _____

BUILDER _____
CONTACT _____
ADDRESS _____
TELEPHONE _____
FAX _____

SUBDIVISION Sage Creek
LOT _____
BLOCK _____
PLAN _____
CIVIC _____

ATTACHMENTS:

Site Plan (showing all house & lot dimensions) House Elevations (Front, Sides & Rear Elevations)

HOUSE TYPE:

Bungalow Split Level Bi-Level 2 Storey 2 Storey Split Show Home

Builder Model No.: _____ Garage Dimensions: _____

Total Square Footage (above ground excluding garage and basement area): _____ Driveway Required: FULL

Note: House design must comply with all Architectural Guidelines for the subdivision.

SITING:

Lot Width (FF): _____ Req. House Width: _____ Actual House Width: _____

Front Setback: _____ Left Side Yard: _____ Right Side Yard: _____

ARCHITECTURAL APPROVAL:

Note: Architectural Approval must be received prior to house construction.

COLOURS AND MATERIALS:

Submitted by: _____

Date: _____

	Material	Manufacturer	Colour
Predominant Material	_____	_____	_____
Secondary Material	_____	_____	_____
Masonry/Stone	_____	_____	_____
Trim	_____	_____	_____
Window Units	_____	_____	_____
Other:	_____	_____	_____
Gutters & Downspouts	_____	_____	_____
Fascia & Soffits	_____	_____	_____
Front Door	_____	_____	_____
O.H. Garage Door(s)	_____	_____	_____
Roof Shingles	_____	_____	_____
Stucco Finish Type	body: _____	details: _____	_____

Note: Colours and Materials Approval will not be granted unless all colour and material selections are provided.

COLOURS AND MATERIALS APPROVAL: