

Architectural Design Guidelines

1. Approval Process

No Building or other improvements will be constructed or erected on any Lot until the plans and specifications for such have been approved in writing by the Developer.

2. Construction Scheduling

To enhance the streetscape, each owner must commence construction on the Lot within three months of plan approval, and complete construction of any house or other improvement on the Lot within twelve (12) months from commencement of construction.

3. Siting and Plot Plans

The minimum setbacks for the principal building on any Lot must be:

- (i) front yard of 4.5 metres, and
- (ii) garage of 6.0 metres, and
- (ii) side yard setback of 1.5 meters.

4. Site Coverage, Dwelling Size and Building Types

In order to ensure proper massing appearance, all houses must be constructed to cover a minimum of 80% of the building pocket width.

5. Accessory Buildings

Ancillary buildings are restricted to the rear yard, and must be designed to complement and be consistent with the house colours, finishes and trim. Only one accessory building on a Lot is permitted.

6. Lot Grading

Lot grading is to follow the natural slope of the landform and street elevations, and the owner shall ensure the grading provides for sheet flow storm drainage, existing and proposed drainage swales and the locations of any existing or proposed lawn basins, as indicated on the Lot Grading Plan. No changes to the Approved Grading Plan will be permitted. A copy of the Lot Grading Plan is available from the Developer for house siting purposes.

Each Lot owner must maintain the lawn basins and drainage swales in proper working order.



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Lot slopes should be absorbed within the building massing to the extent possible (i.e., stepped foundations and floor levels). House excavation or construction must not undermine the slope stability of any roadway base without appropriate earth retention.

The Lot owner must not deposit earth fill, material, garbage, grass clippings or any other deleterious material over the top of any slope and must not undercut the toe of any slope.

7. Elevations

Elevation guidelines must be adhered to by the Lot owner, unless otherwise approved by the Developer.

Prior to commencing excavation basement elevations must be approved by the Developer.

Final lot grading must be completed to accommodate the grade of the adjacent lot, with a smooth transition from lot to lot.

8. Architectural Theme and Requirements

All homes in Latoria Close must be built to reflect Craftsman and/or Heritage Theme. Special design elements to animate the building facades are required on all elevations fronting onto the main roads. Special design elements are required on corner side elevations and elevations fronting or facing green spaces.

The architectural design and location of the principal building on the Lot must be approved by the Developer.

9. Repetition

To provide architectural diversity and interest:

- a. similar street elevations may not be repeated more often than every fourth house on either side of the street, where the houses form part of the same streetscape, and
- b. house plans or approximate front elevations shall not be repeated more often than every third house on either side of the street. While similar house plans and forms may occur along a section of the street in response to similar site conditions, modifications such as changing the direction of roof slopes, size and location of windows and doors, etc. will be required. House plans submitted to the Developer for approval must reflect the actual site conditions.

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10. Massing

Vast expanses of blank walls are not acceptable.

11. Exterior Finishes (Material and Colour Schemes)

Siding must be applied in a horizontal direction only, or must be a vertical board and batten, and must be either wood, Hardie Plank or cedar shingle siding. No vinyl or metal siding is permitted. The use of stucco is permitted if kept within the Craftsman and Heritage style of construction theme but must be approved in writing by the Developer. All colours of exterior finishes must be approved in writing by the Developer. Siding must be used in combination with additional door, window, corner and fascia/baseboard wood trim elements. Colours must be in keeping with a Heritage/Craftsman theme. Monotone colour schemes are not permitted.

Stone veneer elements are also mandatory in combination with siding. Stone veneers must run the corner 2 feet. The colour and pattern for any stone veneers must blend with the siding.

12. Sediment and Erosion Control

The Lot owner is responsible for control of sediment during construction. Under no circumstances shall the lot owners deposit earth fill, material, garbage, grass clippings or any other deleterious material over the top of any slope nor shall the lot owners undercut the toe of any slope without the written permission of the Developer. Sediment controls are to remain in place until final landscaping is completed. Sediment control methods that will be employed include, but are not limited to the following:

- Silt fencing and drainage swales around the building site in combination with crushed rock or hay bales for filtering purposes. Swales can, in turn, flow into sediment traps.
- Anchoring of poly tarps over non-gravel stockpiles on the building site.
- Placement of a 20 ft. by 15ft. gravel access pad on the lot.
- Street maintenance including daily sweeping of loose dirt, etc. from the fronting roadway. Flushing will not be permitted.

13. Windows

Vinyl and/or wood frame windows are required. If shutters are used, they must be sized to the opening.



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14. Exterior Trims

Vinyl and wood frame windows must be trimmed with window brick moulding supplied by the window manufacturer. A minimum of 1" x 4" wood trim must be used around all window and door openings and at the corners of the building. Fascia trim must be a minimum of 2" x 8". Trim or belly bands are required to delineate between the first and second storeys of each home.

15. Garages

Each residence must have at minimum a two car attached garage. No detached garages are permitted in the front yard unless otherwise approved by the Developer.

All Lots which include a suite must contain three off street parking spaces.

16. Roof and Eaves

Minimum pitch shall be 7/12" for the main roof with lesser pitches approved by the Developer on a discretionary basis. The pitch on Dormer and secondary roof pitches must be greater, especially on front elevations.

The only permitted roofing materials are layered fibreglass shingles (minimum of 30 Year warranty). Roofs must create architectural interest and balance. Dual pitched roofs must be architecturally appropriate with "eye appeal".

17. Chimneys

No concrete block chimneys will be permitted. Metal "A" or "B" vents for heaters or fireplaces shall be enclosed in a framed chimney chase which can be finished to match the exterior finish of the home or located to the rear of the house where it is not visible to the street.

18. Exterior Lighting

Front exterior lighting must be metal trim coach lamps.
House numbers are to be a minimum of 6" in height.

19. Driveways

The driveway(s) must be constructed of permeable driveway paving blocks. The maximum width of a driveway abutting a sidewalk or the curb must be 20 feet. No gravel or asphalt driveways or parking surfaces are permitted.

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Trailers, boats, commercial vehicles, recreation equipment must not be stored on a Lot unless inside the garage or behind fencing or screening.

Storage of the vehicles equipment is not permitted in front yards.

19. Fencing

1.5m black chain link fencing will be the only fencing allowed along the rear property line of Lots, 1, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, and 28

1.2m black rod iron fencing will be the only fencing allowed on the portions of Lots 3, 4, 5, 6 and 28 fronting onto Bezanton Way.

1.2m black chain link fencing will be the only fencing allowed between the common property line of Lots 6, 7, 8, 9, 10, 11, 12 and 23, 24, 25, 26, 27 and 28.

All other fencing must be a maximum height of 1.5m and must be either black chain link or solid cedar panel.

No fencing is permitted to be constructed in front of the principal building.

20. Landscaping

The landscaping must be completed within 12 months from the date construction of the principal building on the Lot has commenced. Landscaping includes grading, addition of topsoil, laying of sod and planting of trees and shrubs.

All boulevards (finished to curb), front, side yards, must be finally graded and turfed with sod within 90 days of the Occupancy Permit being issued, subject to delays due to weather conditions.

One tree must be installed within the front yard of each Lot. That tree must not be less than 6cm in caliper and must be one of the following four choices:

1. Acer rubrum "October Glory" Red Maple
2. Cornus nuttallii "Eddies White Wonder" Flowering Dogwood
3. Gleditsia triacanthos inermis 'Skyline' Honey Locust
4. Liriodendron tulipifera Tuliptree

Each owner must ensure that excess soil is promptly removed from the site and that landscaping and other site changes do not interrupt the drainage pattern.

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All street fronting and side yard areas must be landscaped with a ratio of dedicated areas to be at least 60% lawn, with the balance as shrubs and/or flowerbeds.

21. Retaining Walls

Prior to construction of any retaining wall on the Lot, required to separate grades or to provide interrupted drainage, the owner must have approval from the Developer with respect to the type and colour of material, the height and location for the wall.

Any retaining wall in excess of two (2') feet in height must have the prior approval of the Developer.

Retaining walls greater than four (4') feet in height must be rock and mortar type and constructed in accordance with the specifications of a certified engineer.

When terracing the yard landscaping the owner must use either rock, brick or concrete walls faced with cultured stone or exposed aggregate to match and complement the exterior of the home.

22. General Requirements

- (a) Satellite dishes and antennas shall be placed only in inconspicuous locations.
- (b) No wrecked or partially wrecked motor vehicles, any salvage materials, goods intended for commercial use or sale, waste or refuse are permitted to be stored, or kept, on any Lot.
- (c) Lot owners shall not keep or permit to be kept, any farm or fur bearing animals of any type or description, except for domestic household pets, which pets shall not be permitted to run wild or uncontrolled on the Lot.
- (d) No visible clotheslines are permitted.
- (e) No overhead wiring is permitted.
- (f) Electrical meters are to be installed in an inconspicuous location.
- (g) No trailers, commercial vehicles, recreational vehicles, van conversions or vehicles exceeding one ton, or similar property will be permitted to be parked or stored on a Lot for longer than a 24 hour loading and unloading period. Boats and RV parking are not permitted on the Lot unless parked, placed or situated behind the front line of the principal building or in an area screened from public view.



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- (h) Composters must not be located on any part of the Lot that faces or flanks a roadway, or visible from a roadway.

23. Construction Practices

All construction debris shall be removed from the Lot as soon as reasonably practicable.

No burning on Lots shall be permitted.

No construction material or debris may be stored on adjacent lots.

The Lot must be kept clean and orderly during construction.

Special precautions must be taken during construction regarding ground and surface runoff.



Key Contacts - Schedule of Responsibilities

Function / Contact Person	Company / Address	Telephone / Fax
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