

FOREST GROVE ESTATES

Development Guidelines – May 2022

Waterside Development

SCHEDULE B

A. OBJECTIVES

- 1) Create a residential community offering fully serviced lots within a rural community atmosphere.

B. BASIC REQUIREMENTS

- 1) All homes must be constructed pursuant to and in accordance with the Developer's plan and design approval process.
- 2) All applicable zoning bylaws and building and construction bylaws and regulations of the R.M. of Headingley shall be adhered to, as a minimum.
- 3) Standard Lot: Front yard setback shall be 30', rear yard shall be 25', side yard shall be 10' including cantilever.
- 4) Corner lot: Front yard setback shall be 30', rear yard shall be 25', side yard shall be 10'.
- 5) All homes shall be designed to include no less than a two (2) and no more than a three (3) private passenger vehicle attached garage when viewed from the street. Detached garages are not permitted.
- 6) No homes shall be constructed exceeding a maximum 2 storey design when viewed from the street.
- 7) All homes should be designed to the full buildable width.

8) All home construction shall comply with the following Minimum Floor Areas (excluding basement or walkout level, garages, decks):

Standard Lots	Bungalow	1400 sq. ft.
	2 Storey	1600 sq. ft.
Lookout Lots	Bungalow	1400 sq.ft.
	2 Storey	1600 sq.ft.
Walkout Lots	Bungalow	1600 sq.ft.
	2 Storey	1800 sq.ft.

The Developer, in its sole discretion, may permit the construction of homes with less living area if their design and physical appearance is compatible with the quality and standards of other homes in Forest Grove Estates.

C. DESIGN REQUIREMENTS

- 1) In order to develop an interesting streetscape a variety of shapes, styles and materials will be encouraged. Any homes of similar design must be separated by at least 3 other homes.
- 2) All roof slopes shall be minimum 5:12. Roof finishes shall be asphalt or cedar shingles, shakes, or decorative tiles. Metal roofs shall not be permitted. Exceptions may be made in the sole and absolute discretion of the Developer for unique roof designs.
- 3) Front entrances shall be enhanced and clearly visible from the street.
- 4) All driveways including 8' approach and walkways shall be paving stone or concrete. Approaches must be similar and must be constructed to code requirements approved by the Town engineer, complete with all required permits. Driveways must be completed within 24 months of issuance of a building permit. To ensure compliance, Security deposits will be required by the Developer, which shall be returned upon satisfactory completion.
- 5) All exterior colors must be approved by the Developer.
- 6) The use of brick, ornamental and natural stone, wood or other siding material is encouraged to enhance the appearance of the Community. Use of extensive stucco will be discouraged and only smooth or lightly textured acrylic stucco will be approved as an accent. All materials used on the front elevation should return on the sides a minimum of 1'0".
The front exterior elevation must consist of a minimum of TWO of the following:
BRICK, STONE, STUCCO, HARDY BOARD, WOOD
- 7) All homes constructed on corner lots shall require enhanced design to the exposed side. This will include additional exterior treatments to the wall and the landscaping.
- 8) The developer will issue a design approval to facilitate a building permit subject to final exterior colours and materials being provided by the completion of framing of the home.

D. PLAN AND DESIGN APPROVALS

1) The Builder shall submit complete construction drawings (including a site plan) together with exterior colors and finishes to:

INFO@FORESTGROVE.WATERSIDEDEVELOPMENT.CA

2) The Developer shall have the right to withhold approval or grant approval of the construction drawings subject to such conditions as it may impose in its sole and absolute discretion.

3) Once approval is granted an approval letter will be provided.

4) No changes or variations to the approved construction drawings including any conditions imposed by the Developer shall be made without first obtaining the Developer's written approval to such changes.

5) No building permits shall be applied for until the Developer has approved all plans, colors, etc.

6) The Developer reserves the right to make changes and allow exceptions to the guidelines where it is deemed necessary and same will not detract from the appearance and overall quality of the development.

7) The Developer assumes no liability resulting from changes made and exceptions allowed to the guidelines.

8) The Developer shall assume no liability in the event of noncompliance with any of the design guidelines.

E. ELEVATIONS AND GRADING

1) All homes must comply with any minimum set-back requirements established by the RM of Headingley and the Developer's engineers (Stantec Consulting Ltd). Furthermore, all homes must comply with elevations as set by the RM of Headingley and the Developer's engineer (Stantec Consulting Ltd.)

2) Lot grading must be performed in accordance with Stantec Consulting Ltd.'s plans and at the Builder's cost.

F. CONSTRUCTION REQUIREMENTS

- 1) All worksites shall be maintained in a safe and orderly condition. All refuse shall be gathered and placed in enclosed structures and emptied on a regular basis.
- 2) Exterior working hours shall comply with the RM of Headingley by-law requirements and without limiting the foregoing shall be restricted to the hours between 6:00 a.m. and 8:00 p.m., Monday through Saturday, excepting statutory holidays.
- 3) All delivery and construction traffic shall use roads as designated by the Developer.
- 4) The Builders shall assume full responsibility for any damage caused to roadways, hydro works, surveyor's marks, grade stakes or other services in the development caused by their workmen, delivery vehicles and other such construction traffic.
- 5) In order to minimize damage and the depositing of debris and mud to and on the roadways, concrete is to be pumped wherever possible.
- 6) Without restricting or limiting the foregoing, Builders shall also be responsible for preventing the depositing of refuse, debris, soil or other material to or upon any roadway in the development. The Builders shall remove any such material deposited within 5 business days notice, failing which the Developer may remove such materials at the cost of the Builder.
- 7) All signage must be approved by Developer before installation. The Developer shall have the right to reject or grant approval subject to such conditions as it may in its sole discretion impose, and thereafter the Builder shall not change or vary from such approval without obtaining the Developer's written approval to such changes.

G. FENCING

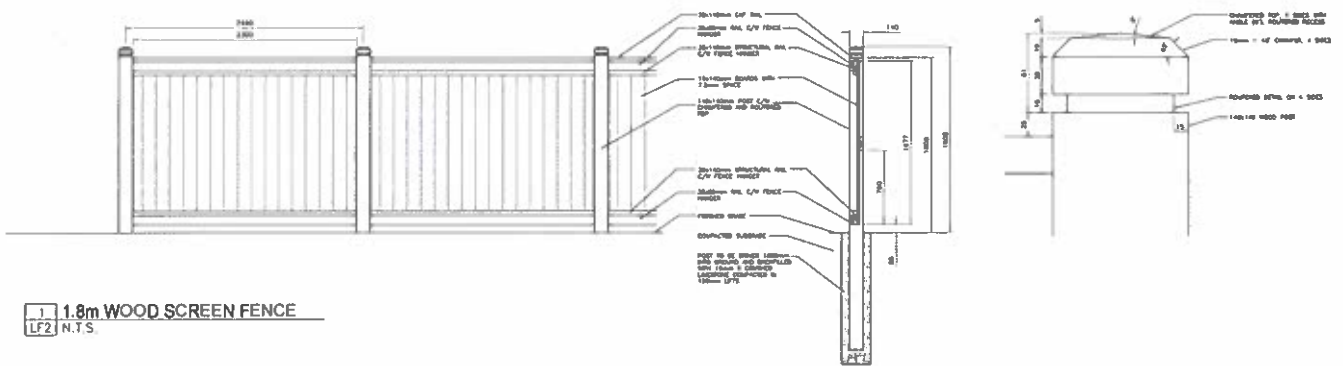
- 1) Fences shall only be permitted in rear yards and side yards to the front corners of the home (excluding garage).
- 2) Lake lots will require Open Fence Design (black ornamental - see page 9 for fencing guidelines).
- 3) Standard lots will require Solid Fence Design Only brown pressure treated (specs attached) solid fencing six feet above finished grade shall be permitted on the rear property line. This fencing must remain natural and no stain or paint applied.
- 4) Side yard fencing shall not begin in front of any residence.
- 5) Developer fencing is a combination of wood and metal.

H. LANDSCAPING - SEE PAGE 8

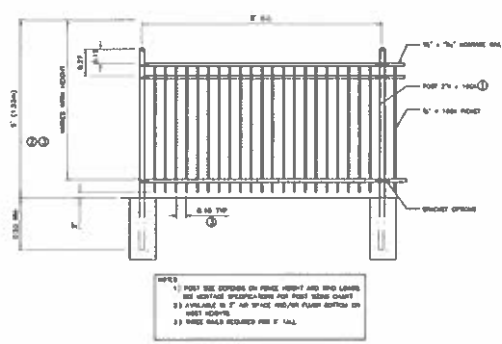
LANDSCAPING:

- 1) All front, exposed side yards and rear yards (where stipulated) must be sodded within two (2) years of commencement of construction.
- 2) Front yards shall consist of predominantly sod and must be enhanced with trees, shrubs and planting beds as further detailed in Schedule "A".
 - a. Decorative stone is permitted between the driveways of properties as detailed in Schedule "A". Limestone is not permitted as a decorative / landscaped stone.
- 3) A minimum of fifteen percent (15%) of the front yard area will be landscaped planting beds composed of a layering of shrubs, perennials and/or ground covers.
- 4) Rear yards for lots that back on to the retention pond (as detailed in Schedules "B" and "C") shall consist of predominantly sod.
- 5) Planting beds in the rear yards for lots that back on to the retention pond (as detailed in Schedules "B" and "C") shall comprise of a minimum of ten percent (10%) of combined net yard areas (excluding the footprint of accessory and principal buildings).
- 6) All landscaped areas including rights of way (streets or lanes) adjacent to the lot must be maintained such that they appear tidy and free of weed growth at all times.

Appendix "A" – Fencing guidelines:



1 1.8m WOOD SCREEN FENCE
LF2 N.T.S.



2 1.52m HT. BLACK METAL PICKET FENCE
LF2 N.T.S.

Schedule "A"

Schedule "B" – Front/Back Yard Landscaping Example:

