



# Architectural Guidelines

December 2025



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# **PART 1 - PROCESS & PROCEDURE**

## **1. Vision Statement**

The architectural vision for Oak River Meadow is to create a tasteful and contemporary neighbourhood. House designs shall blend harmoniously with the established neighbourhood of Ile Des Chenes.

These guidelines aim to introduce a range of urban forms, while providing connections to old and new infrastructure. Neighbourhood growth and inclusion are encouraged through a variety of housing options for a diverse community.

## **2. Guidelines**

The purpose of these design guidelines is to achieve consistent high-quality design standards throughout the neighbourhood. These guidelines will support the development of a harmonious and visually appealing neighbourhood, encouraging builders to pursue a range of architectural styles to ensure variety while providing a cohesive design foundation from which to build.

This is a living document and may be amended as required. Where significant changes have been made, the Developer may re-issue this document to the Builders/lot purchasers.

The guidelines and standards outlined in this document are applicable to Oak River Meadow. *All house designs and site plans will be reviewed against the most current version effective at the time of house plan submission.*

### **This document does not supersede the RM of Ritchot Municipal By-laws.**

It is the responsibility of the builder/lot purchaser/owner to comply with the following:

- All applicable statutory regulations;
- Rural Municipality of Ritchot Municipal By-laws;
- Building Codes; and,
- Any additional legal requirements pertaining to the construction of structures within Oak River Meadow.

*Please ensure that the most current standards are used when submitting plans for approval. If you are unsure, please do not hesitate to ask.*

### 3. List of Streets & Location Plan of Phase 1

These guidelines and site standards apply to all residential single and two-family lots within Oak River Meadow and located on the following streets:

- Rosybloom Lane
- Oak River Drive
- Legacy Drive
- Old PTH 59
- Laurent Drive
- Park Lane
- Homestead Drive



## 4. Submission and Approval Process

The approval of all architectural plans for Oak River Meadow is intended to be a simple and time-efficient process. With a dedicated design administrator, the Developer will fairly assess all applications according to the most recent criteria provided herein.

The Developer will endeavor to respond to all submissions within 5 to 7 business days. This may not necessarily include an approval. Please note that failing to provide all necessary documents and/or providing documents in an unsuitable format may result in a return of application and additional processing time.

The Developer reserves the right to reject any plan that is determined to not reasonably address the design standards established for this development and included herein. Decisions made by the Developer will be final.

### 1.1. Submission Requirements

All plans shall be combined into one PDF document. Plans should be drawn to a legible scale with both civic and legal addresses clearly labeled. Plans must include a north arrow and be clearly annotated based on the requirements set out below.

The Purchaser/Builder/Owner shall submit to the Developer one (1) completed Application Package consisting of one (1) copy of each of the following:

- a. **Site Plan:** fully dimensioned and annotated site plan showing: building and fence location(s); projections; basement outline; Zoning By-law required yard setbacks; easements; driveway location; sidewalks; patios; decks; front and rear doors
- b. **Floor and Roof Plans:** including floor area per level (reported in sq. ft.)
- c. **Elevations:** including front, rear, left and right-side elevations which show dimensions and proposed materials of all architectural details for both the house and garage
- d. **Materials Plan:** Type, location and colours of materials on all exterior surfaces including, roof, front, side, and rear elevations, and all proposed architectural details for both the house and garage.

### 1.2. Contact Information

All correspondence must be sent electronically, in PDF format, to the Developer at [info@oakrivermeadow.ca](mailto:info@oakrivermeadow.ca).

### 1.3. Submission & Approval Process

1. Submit all required documents for review.
  - a. Include civic and legal address for lot.
2. The Developer will conduct a thorough review of the submitted application.
  - a. Make changes as required.
3. Signed approval will be granted by way of written notice on Oak River Meadow letterhead.
4. Signed approval letter must accompany formal application for building permits with the Rural Municipality of Ritchot.

### 1.4. Final Inspections & Compliance Fees

When construction of the home and site (landscaping) has been completed, the Developer - at the request of the builder - will conduct final inspections to ensure that the home has been completed as per the approved design. At time of inspection, the house exterior and site landscaping must be completed in its entirety to receive a final acceptance. Should all the design conditions be met, the homeowner and builder will receive written notification of compliance.

Any deficiencies, if any, will be noted and must be corrected before compliance is met, as determined by a re-inspection by the Developer.

To ensure the quality of Oak River Meadow, builders will be required to give an architectural and landscape compliance deposit of \$3,500 (in the form of cash) to the developer at the time of execution of the purchase agreement. This will be returned to the builder upon release of the accepted final inspection report.

# PART 2 - DESIGN

Part of what makes Oak River Meadow unique is its variety of house types and urban forms, ranging from standard single-family homes with front drive access, two-family homes facing the Village Square, to Radburn-inspired two-family homes that have direct front-door access to park space and an integrated neighbourhood trail system. To capture the uniqueness of these areas, while maintaining a high standard of quality, each of these areas will receive special attention that goes above and beyond the typical standards. These specific requirements will be outlined in subsequent sections and included as a table for ease of use.

The following section outlines the minimum requirements for all lots, homes, and landscapes within Oak River Meadow.

## 5. Housing Types

Oak River Meadow consists of various housing typologies; each typology will have distinct guidelines that must be followed to ensure best urban design and architectural practice is followed. Each housing type has its own set of characteristics relating to architectural style, articulation, fencing, and siting on the lot. The specific guidelines are created to ensure housing typologies work in unison to contribute towards the development of a vibrant, cohesive, and successful community. The list below outlines the key house types featured in Oak River Meadow:

*Note: Single-family and two-family homes have more specific design guidance in this document. Multi-family sites will be considered on a site-by-site basis, with overarching guidance contained herein.*

### Single Family Homes

Single-family homes are detached buildings that consist of solely one dwelling unit designed to house one family.

- SF-Standard (RG5): Single-family homes situated on lots with a minimum site area of 5,000 ft<sup>2</sup> and smaller than 8,000 ft<sup>2</sup>.
- SF-Standard Plus (RG8): Single-family homes situated on lots with minimum site area of 8,000 ft<sup>2</sup>.
- SF-Park Lookout: Single-Family homes with rear yards that directly abut a public park.
- SF-Lake Walkout: Single-family homes with rear yards that directly abut a public lake.

*Please refer to appendix A for location plan.*

### Two-Family Homes

Two-Family homes are two dwelling units that are designed for two families to live within one building which is separated either vertically by a shared party wall or horizontally with units being separated one above the other. Two-family homes will be designed to give the look of

two distinct homes by way of differing rooflines, materials, or other, unified by one architectural style. The various two-family lots are as follows:

- TF-Standard: Two-family homes with garage accessed from the public ROW.
- TF-Lane: Two-family homes with garage accessed from rear lane.
- TF-Lake Walkout: Two-family homes with rear yards that directly abut a public lake.
- TF-Courtyard: Two-family home that front towards the central public square.
- TF-Radburn: Two-family homes that front directly onto the public park.

*Please refer to appendix A for location plan.*

### Multi-Family Homes

Multi-family homes are formed by separate dwelling units confined within one or more buildings within one complex. Multi-family homes that are between 2-3 storeys can be found within this neighbourhood.

*Please refer to appendix A for location plan.*

## 6. Visual Examples of Design Excellence

### Single-Family and Two-Family House Designs



## Two-Family House Designs (Front Drive and Laneway Access)



## 7. Single and Two-Family Housing Design

This section provides guidance for all single and two-family homes in Oak River Meadow except otherwise specified.

### 7.1 Massing

The Developer encourages home builders to pursue a variety of architectural styles, executed with special attention given to the overall form, proportion, and detail. Materials and façade articulation shall be designed in parallel.

The front façade of every house, and any other prominent façade visible from a public road or park, shall consist of a minimum of two (2) planes. All planes shall be offset a minimum of 3 feet. Exceptions may be permitted at the Developer's discretion.

When building over the garage, this floor space shall not be more than 30% of the total second floor area. This is to encourage appropriate proportions are maintained from the group up. Exceptions may be permitted at the Developer's discretion.

### 7.2 Setbacks

Minimum setbacks are intended to ensure consistency. Some variety, in excess of the minimums, is encouraged in order to maintain strong sightlines and appealing streetscapes. Listed below are minimums as stated by the **RM of Ritchot Zoning By-law**.

*Front yard setback:	20 feet minimum
Rear yard setback:	20 feet minimum
Side yard setback:	4 feet minimum, 6 feet maximum
Corner side yard setback:	5 feet minimum, 6 feet maximum

\*Two-Family Courtyard homes require a 17 feet front yard setback to achieve the desired visual style.

In all cases, the Developer reserves the right to change the setback requirements.

### 7.3 House Repetition (Elevation)

Repetition of a preferred house elevation is permitted, provided there are two (2) different house elevations between the duplicate adjacent and across the street (see Figure 1. below). The Developer reserves the right to limit the number of house styles within a given streetscape.

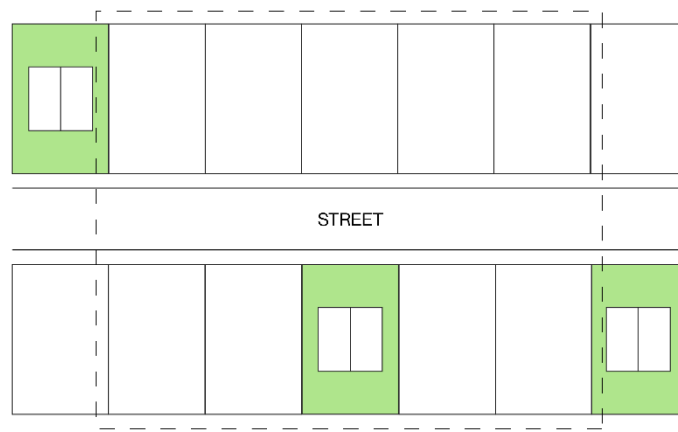


Figure 1. House Elevation Repetition Diagram

### 7.4 House Repetition (Colours)

Repetition of a preferred colour and material palette (siding, stone, brick, trim, aluminum) is permitted, provided there are three (3) different house elevations between the duplicate (see Figure 2 below). The Developer reserves the right to reject colour and material palettes within a given streetscape.

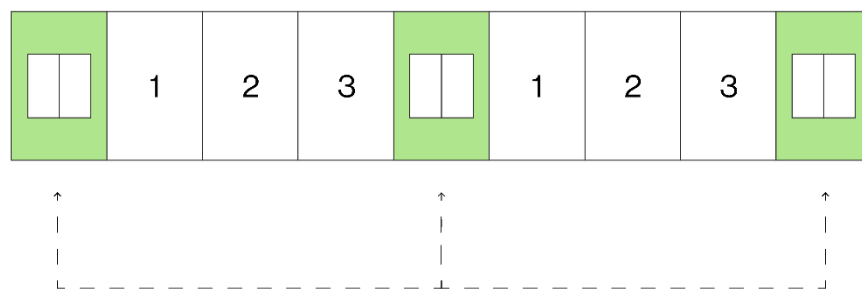


Figure 2. House Colour Repetition Diagram

## 7.5 Front Entries

Front entries shall be designed to be welcoming, clearly visible from the curb, and appropriately suited to the architectural style of the house.

Front entries should include a main door and side-light.

Double-volume canopies are not permitted and all covered entries taller than one storey will be approved on a case-by-case basis.

All Radburn and Courtyard homes will require full front porches, facing the public park, that reflect appropriate architectural styles and designed to the pedestrian scale.

## 7.6 Garages

In all cases, garages shall be constructed in an architectural style that matches the principal dwelling (house). Material and colour palettes shall also be consistent with the principal dwelling.

A minimum of 20ft x 20ft double car garage is required for all single-family homes.

*Note: Radburn and two-family courtyard homes require special garage requirements to achieve a desired visual style. Please refer to Section 9.6.*

## 8. Multi-Family Housing Design

This section includes general design guidance and some specific restrictions for multi-family sites in Oak River Meadow. Multi-family projects will be reviewed on a case-by-case basis. Ultimately it will be up to the Builder and their Architect to propose a building and site design concept that achieves the high-quality aesthetic and overall character expected by the Developer and the RM of Ritchot.

## 9. Landscape

### 9.1 Driveways & Front paths

Driveways and front paths shall be constructed of concrete or permeable paving stones, to be reviewed by the Developer on a case-by-case basis. Front driveways shall not be wider than the width of the garage.

Driveways and front paths shall be constructed within one (1) year of commencement of construction.

For Radburn lots, front paths should have a width of 3 feet and provide a direct connection to the public park pathway. The use of decorative paving stones for these front paths is encouraged.

### 9.2 Decks, Porches, Patios

All decks and porches shall adhere to **RM of Ritchot Zoning By-law** and are subject to Municipal approval.

Porches or decks on the front façade and other prominent elevations (facing a public road and/or public park) shall be designed to be consistent with the architectural style of the home. These porches or decks shall be installed by the builder, at the time of the construction of the home.

All SF-Park Lookout homes require rear yard decks with enhanced skirting and/or a landscaped patio.

All Radburn and Courtyard homes require a front porch facing onto public parks.

### 9.3 Fencing

All fences shall adhere to the **RM of Ritchot Zoning By-law**.

Fences are permitted only in rear and side yards. Fence types and locations are detailed in Appendix B - Fence Plan.

The Developer will install select fencing within Oak River Meadow, as outlined in Appendix B - Fence Plan. Following installation of Developer-supplied fencing, homeowners are required to maintain the fence in their yard.

For non-Developer installed fencing, standard wood privacy fence should be constructed with cedar-tone brown, pressure treated wood.

For Radburn lots, fencing along yards facing onto the public park is prohibited.

For Courtyard Two-Family lots, a 3ft black aluminum ornamental fencing will be installed by the Developer along front yards.

For Single-Family Lake Walkouts, an optional black chain link fence may be installed by the builder as detailed in Appendix B - Fence Plan.

## 9.4 Full Yard Landscaping

A minimum of 20% of the front yard shall be planting beds designed with shrubs, perennials, and grasses. The use of native plant species is highly recommended.

For all yards backing onto publicly accessible spaces, the primary treatment shall consist of sod and planting beds. Plantings shall be used to create visually appealing landscaping that enhances the public experience and integrates the lot with the surrounding environment. Planting beds in these yards shall comprise of a minimum of ten percent (10%) of combined net yard areas (excluding the footprint of accessory and principal buildings).

For Radburn lots, front yard landscaping must contain a minimum of one (1) plant per 10 square feet. It is encouraged to exceed the minimum planting requirements as homes will be fronting onto the public park.

## 9.5 Trees

Trees must be planted not less than 6.56 feet (2.0 metres) from a public sidewalk, a minimum of 3.28 feet (1.0 metres) from a property line, and at a distance from the dwelling to allow for full canopy development.

All home builders are required to plant a minimum of one (1) tree in the front yard.

Courtyard, Park and Lake Walkout home builders are required to plant a minimum of two (2) trees, one in the front and one in the rear yard.

Radburn homes builders are required to plant a minimum of three (3) trees: two in the front and one in the rear yard.

Trees must be installed according to the Municipality of Ritchot Tree Policy.

*Additional requirements may apply, please refer to section 9.6 Enhanced Laneway*

## 9.6 Enhanced Laneway Parking & Access

Special treatment is required for the construction and treatment of the laneway shared between the Radburn homes and the TF - Courtyard homes.

Radburn homeowners will use this laneway as their formal approach to their homes and thus the laneway requires specific treatment and guidelines to enhance and maintain a prominent sense of arrival and user experience. Special attention will be given to the treatment of driveway paving, fencing, landscaping, and garage types:

- The use of chain-link fencing is prohibited.
- Garages should open towards the rear lane and not be oriented side-ways. The use of decorative paving stones for driveways is encouraged.
- Trees should be accompanied with edge shrub planting to enhance visual interest from the public ROW and provide a green buffer for privacy.

## 10 Builder Compliance Checklist

### 10.1 Single Family Homes

#### 10.1.1 SF-Standard (RG5)

ITEM	REQUIREMENT	PROVIDED (check box)	ADDITIONAL INFO
<b>DIMENSIONAL STANDARDS</b>			
<b>Minimum House Size</b>			
Bungalow	1,250 sqft	<input type="checkbox"/>	
Two-Storey	1,500 sqft	<input type="checkbox"/>	
<b>Minimum Setbacks</b>			
Front Yard	20 feet	<input type="checkbox"/>	
Rear Yard	20 feet	<input type="checkbox"/>	
Side Yard	4 feet	<input type="checkbox"/>	
Corner Side Yard	5 feet	<input type="checkbox"/>	
<b>Driveway</b>			
Minimum Length	20 feet	<input type="checkbox"/>	
<b>Garage</b>			
Minimum Area	400 sqft	<input type="checkbox"/>	
Minimum Size	20 ft x 20 ft	<input type="checkbox"/>	Larger garages may be considered, subject to special review and approval
<b>Site Coverage</b>			
Maximum Area	40%	<input type="checkbox"/>	
<b>Building Height</b>			
Maximum	35 feet	<input type="checkbox"/>	
<b>ARCHITECTURAL STANDARDS</b>			
<b>Front Façade</b>			
Minimum # of Planes	2	<input type="checkbox"/>	Must be offset a minimum of 3 feet
Materials (Aggregate area of exterior wall finishes; <u>not</u> including doors, windows, or roof)	2	<input type="checkbox"/>	Minimum of 2 of the following: <ul style="list-style-type: none"> <li>• Brick</li> <li>• Wood</li> <li>• Stone</li> <li>• Hardie Board</li> <li>• Stucco (less than 50%)</li> <li>• Vinyl siding (less than 20%)</li> </ul>
<b>Front Entry</b>			
Visible from curb		<input type="checkbox"/>	
Front door + sidelight		<input type="checkbox"/>	
Minimum entrance landing (Length & width dimensions)	Minimum 6 feet	<input type="checkbox"/>	
<b>Roof Pitch</b>			
Corresponds to architectural style		<input type="checkbox"/>	Subject to special review and approval
<b>Side Façade</b>			
Front Façade Wrap	2 feet	<input type="checkbox"/>	All materials must wrap around to the side for a minimum of 2-feet from the front
<b>Parging</b>			
Maximum parging height	2 feet above grade	<input type="checkbox"/>	
<b>Windows</b>			
Trim	4-inch	<input type="checkbox"/>	
Coloured Window Frame	case-by-case	<input type="checkbox"/>	Subject to special review and approval
<b>Garage (Attached or Separate)</b>			
Matches architecture of home		<input type="checkbox"/>	

<b>SITE STANDARDS</b>			
<b>Grading</b>			
Conforms to engineered grading plan		<input type="checkbox"/>	
Considers adjacent lots		<input type="checkbox"/>	
Avoids use of retaining walls		<input type="checkbox"/>	Retaining walls may be required and will be subject to special review and approval
Slope from driveway/sidewalk <u>not to exceed 10%</u>		<input type="checkbox"/>	
<b>Steps</b>		Concrete	<input type="checkbox"/>
<b>Pathway</b>		Concrete	<input type="checkbox"/>
			Can be decorative paving stone, subject to special review and approval. Must be installed at time of construction.
<b>Driveway</b>		Concrete	<input type="checkbox"/>
			Can be decorative paving stone, subject to special review and approval. Must be installed at time of construction.
<b>Fencing</b>			
Constructed according to fence type specified by Developer		<input checked="" type="checkbox"/>	See Appendix B - Fence Plan
<b>Front Yard</b>		Lawn (sod)	<input type="checkbox"/>
		Planting Bed (20%)	<input type="checkbox"/>
			Must be installed within 18 months of commencement of building construction.
			Use of native plan species is encouraged. Invasive species are strongly discouraged.
<b>Trees</b>		1 tree (front yard)	<input type="checkbox"/>
			Must be installed according to the Municipality of Ritchot Tree Policy.

10.1.2SF-Standard Plus (RG8)

ITEM	REQUIREMENT	PROVIDED (check box)	ADDITIONAL INFO
<b>DIMENSIONAL STANDARDS</b>			
<b>Minimum House Size</b>			
Bungalow	1,250 sqft	<input type="checkbox"/>	
Two-Storey	1,500 sqft	<input type="checkbox"/>	
<b>Minimum Setbacks</b>			
Front Yard	20 feet	<input type="checkbox"/>	
Rear Yard	20 feet	<input type="checkbox"/>	
Side Yard	4 feet	<input type="checkbox"/>	
Corner Side Yard	5 feet	<input type="checkbox"/>	
<b>Driveway</b>			
Minimum Length	20 feet	<input type="checkbox"/>	
<b>Garage</b>			
Minimum Area	400 sqft	<input type="checkbox"/>	
Minimum Size	20 ft x 20 ft	<input type="checkbox"/>	Larger garages may be considered, subject to special review and approval
<b>Site Coverage</b>			
Maximum Area	40%	<input type="checkbox"/>	
<b>Building Height</b>			
Maximum	35 feet	<input type="checkbox"/>	Equal to two stories
<b>ARCHITECTURAL STANDARDS</b>			
<b>Front Façade</b>			
Minimum # of Planes	2	<input type="checkbox"/>	Must be offset a minimum of 3 feet
Materials (Aggregate area of exterior wall finishes; <u>not</u> including doors, windows, or roof)	2	<input type="checkbox"/>	Minimum of 2 of the following: <ul style="list-style-type: none"> <li>• Brick</li> <li>• Wood</li> <li>• Stone</li> <li>• Hardie Board</li> <li>• Stucco (less than 50%)</li> <li>• Vinyl siding (less than 20%)</li> </ul>
<b>Front Entry</b>			
Visible from curb		<input type="checkbox"/>	
Front door / sidelight		<input type="checkbox"/>	
Minimum entrance landing (Length & width dimensions)	Minimum 6 feet	<input type="checkbox"/>	
<b>Roof Pitch</b>			
Corresponds to architectural style		<input type="checkbox"/>	Subject to special review and approval
<b>Side Façade</b>			
Front Façade Wrap	2 feet	<input type="checkbox"/>	All materials must wrap around to the side for a minimum of 2-feet from the front
<b>Parging</b>			
Maximum parging height	2 feet above grade	<input type="checkbox"/>	
<b>Windows</b>			
Trim	4-inch	<input type="checkbox"/>	
Coloured Window Frame	case-by-case	<input type="checkbox"/>	Subject to special review and approval
<b>Attached Garage</b>			
Matches architecture of home		<input type="checkbox"/>	

Continued...

<b>SITE STANDARDS</b>			
<b>Grading</b>			
Conforms to engineered grading plan		<input type="checkbox"/>	
Considers adjacent lots		<input type="checkbox"/>	
Avoids use of retaining walls		<input type="checkbox"/>	Retaining walls may be required and will be subject to special review and approval
Slope from driveway/sidewalk <u>not to exceed 10%</u>		<input type="checkbox"/>	
<b>Steps</b>	Concrete	<input type="checkbox"/>	
<b>Pathway</b>	Concrete	<input type="checkbox"/>	Can be decorative paving stone, subject to special review and approval. Must be installed at time of construction.
<b>Driveway</b>	Concrete	<input type="checkbox"/>	Can be decorative paving stone, subject to special review and approval. Must be installed at time of construction.
<b>Fencing</b>			
Constructed according to fence type specified by Developer		<input checked="" type="checkbox"/>	See Appendix B - Fence Plan
<b>Front Yard</b>	Lawn (sod)	<input type="checkbox"/>	Must be installed within 18 months of commencement of building construction.
	Planting Bed (20%)	<input type="checkbox"/>	Use of native plan species is encouraged. Invasive species are strongly discouraged.
<b>Trees</b>	1 tree (front yard)	<input type="checkbox"/>	Must be installed according to the Municipality of Ritchot Tree Policy.

### 10.1.3SF-Lake Walkout

ITEM	REQUIREMENT	PROVIDED (check box)	ADDITIONAL INFO
<b>DIMENSIONAL STANDARDS</b>			
<b>Minimum House Size</b>			
Bungalow	1,250 sqft	<input type="checkbox"/>	
Two-Storey	1,500 sqft	<input type="checkbox"/>	
<b>Minimum Setbacks</b>			
Front Yard	20 feet	<input type="checkbox"/>	
Rear Yard	20 feet	<input type="checkbox"/>	
Side Yard	4 feet	<input type="checkbox"/>	
Corner Side Yard	5 feet	<input type="checkbox"/>	
<b>Driveway</b>			
Minimum Length	20 feet	<input type="checkbox"/>	
<b>Garage</b>			
Minimum Area	400 sqft	<input type="checkbox"/>	
Minimum Size	20 ft x 20 ft	<input type="checkbox"/>	Larger garages may be considered, subject to special review and approval
<b>Site Coverage</b>			
Maximum Area	40%	<input type="checkbox"/>	
<b>Building Height</b>			
Maximum	35 feet	<input type="checkbox"/>	Equal to two stories
<b>ARCHITECTURAL STANDARDS</b>			
<b>Front Façade</b>			
Minimum # of Planes	2	<input type="checkbox"/>	Must be offset a minimum of 3 feet
Materials (Aggregate area of exterior wall finishes; <u>not</u> including doors, windows, or roof)	2	<input type="checkbox"/>	Minimum of 2 of the following: <ul style="list-style-type: none"> <li>• Brick</li> <li>• Wood</li> <li>• Stone</li> <li>• Hardie Board</li> <li>• Stucco (less than 50%)</li> <li>• Vinyl siding (less than 20%)</li> </ul>
<b>Front Entry</b>			
Visible from curb		<input type="checkbox"/>	
Front door / sidelight		<input type="checkbox"/>	
Minimum entrance landing (Length & width dimensions)	Minimum 6 feet	<input type="checkbox"/>	
<b>Roof Pitch</b>			
Corresponds to architectural style		<input type="checkbox"/>	Subject to special review and approval
<b>Side Façade</b>			
Front Façade Wrap	2 feet	<input type="checkbox"/>	All materials must wrap around to the side for a minimum of 2-feet from the front
<b>Parging</b>			
Maximum parging height	2 feet above grade	<input type="checkbox"/>	
<b>Windows</b>			
Trim	4-inch	<input type="checkbox"/>	
Coloured Window Frame	case-by-case	<input type="checkbox"/>	Subject to special review and approval
<b>Attached Garage</b>			
Matches architecture of home		<input type="checkbox"/>	

Continued...

<b>SITE STANDARDS</b>			
<b>Grading</b>			
Conforms to engineered grading plan		<input type="checkbox"/>	
Considers adjacent lots		<input type="checkbox"/>	
Avoids use of retaining walls		<input type="checkbox"/>	Retaining walls may be required and will be subject to special review and approval
Slope from driveway/sidewalk <u>not to exceed 10%</u>		<input type="checkbox"/>	
<b>Steps</b>	Concrete	<input type="checkbox"/>	
<b>Pathway</b>	Concrete	<input type="checkbox"/>	Can be decorative paving stone, subject to special review and approval. Must be installed at time of construction.
<b>Driveway</b>	Concrete	<input type="checkbox"/>	Can be decorative paving stone, subject to special review and approval. Must be installed at time of construction.
<b>Fencing</b>			
Constructed according to fence type specified by Developer		<input checked="" type="checkbox"/>	See Appendix B - Fence Plan
<b>Front Yard</b>	Lawn (sod)	<input type="checkbox"/>	Must be installed within 18 months of commencement of building construction.
	Planting Bed (20%)	<input type="checkbox"/>	Use of native plan species is encouraged. Invasive species are strongly discouraged.
<b>Trees</b>	1 tree (front yard)	<input type="checkbox"/>	Must be installed according to the Municipality of Ritchot Tree Policy.

### 10.1.4SF-Park Lookout

ITEM	REQUIREMENT	PROVIDED (check box)	ADDITIONAL INFO
<b>DIMENSIONAL STANDARDS</b>			
<b>Minimum House Size</b>			
Bungalow	1,250 sqft	<input type="checkbox"/>	
Two-Storey	1,500 sqft	<input type="checkbox"/>	
<b>Minimum Setbacks</b>			
Front Yard	20 feet	<input type="checkbox"/>	
Rear Yard	20 feet	<input type="checkbox"/>	
Side Yard	4 feet	<input type="checkbox"/>	
Corner Side Yard	5 feet	<input type="checkbox"/>	
<b>Driveway</b>			
Minimum Length	20 feet	<input type="checkbox"/>	
<b>Garage</b>			
Minimum Area	400 sqft	<input type="checkbox"/>	
Minimum Size	20 ft x 20 ft	<input type="checkbox"/>	Larger garages may be considered, subject to special review and approval
<b>Site Coverage</b>			
Maximum Area	40%	<input type="checkbox"/>	
<b>Building Height</b>			
Maximum	35 feet	<input type="checkbox"/>	Equal to two stories
<b>ARCHITECTURAL STANDARDS</b>			
<b>Front Façade</b>			
Minimum # of Planes	2	<input type="checkbox"/>	Must be offset a minimum of 2 feet
Materials (Aggregate area of exterior wall finishes; <u>not</u> including doors, windows, or roof)	2	<input type="checkbox"/>	Minimum of 2 of the following: <ul style="list-style-type: none"> <li>• Brick</li> <li>• Wood</li> <li>• Stone</li> <li>• Hardie Board</li> <li>• Stucco (less than 50%)</li> <li>• Vinyl siding (less than 20%)</li> </ul>
<b>Front Entry</b>			
Visible from curb		<input type="checkbox"/>	
Front door + sidelight		<input type="checkbox"/>	
Minimum entrance landing (Length & width dimensions)	Minimum 6 feet	<input type="checkbox"/>	
<b>Roof Pitch</b>			
Corresponds to architectural style		<input type="checkbox"/>	Subject to special review and approval
<b>Side Façade</b>			
Front Façade Wrap	2 feet	<input type="checkbox"/>	All materials must wrap around to the side for a minimum of 2-feet from the front
<b>Parging</b>			
Maximum parging height	2 feet above grade	<input type="checkbox"/>	
<b>Windows</b>			
Trim	4-inch	<input type="checkbox"/>	
Coloured Window Frame	case-by-case	<input type="checkbox"/>	Subject to special review and approval
<b>Attached Garage</b>			
Matches architecture of home		<input type="checkbox"/>	

Continued...

<b>SITE STANDARDS</b>			
<b>Grading</b>			
Conforms to engineered grading plan		<input type="checkbox"/>	
Considers adjacent lots		<input type="checkbox"/>	
Avoids use of retaining walls		<input type="checkbox"/>	Retaining walls may be required and will be subject to special review and approval
Slope from driveway/sidewalk <u>not to exceed 10%</u>		<input type="checkbox"/>	
<b>Steps</b>	Concrete	<input type="checkbox"/>	
<b>Pathway</b>	Concrete	<input type="checkbox"/>	Can be decorative paving stone, subject to special review and approval. Must be installed at time of construction.
<b>Driveway</b>	Concrete	<input type="checkbox"/>	Can be decorative paving stone, subject to special review and approval. Must be installed at time of construction.
<b>Fencing</b>			
Constructed according to fence type specified by Developer		<input checked="" type="checkbox"/>	See Appendix B - Fence Plan
<b>Front Yard</b>	Lawn (sod)	<input type="checkbox"/>	Must be installed within 18 months of commencement of building construction.
	Planting Bed (20%)	<input type="checkbox"/>	Use of native plan species is encouraged. Invasive species are strongly discouraged.
<b>Trees</b>	1 tree (front yard)	<input type="checkbox"/>	Must be installed according to the Municipality of Ritchot Tree Policy.

## 10.2 Two-Family Homes

### 10.2.1 TF-Standard

ITEM	REQUIREMENT	PROVIDED (check box)	ADDITIONAL INFO
<b>DIMENSIONAL STANDARDS</b>			
<b>Minimum House Size</b>			
Bungalow	1,050 sqft	<input type="checkbox"/>	
Two-Storey	1,250 sqft	<input type="checkbox"/>	
<b>Minimum Setbacks</b>			
Front Yard	20 feet	<input type="checkbox"/>	
Rear Yard	20 feet	<input type="checkbox"/>	
Side Yard	4 feet	<input type="checkbox"/>	
Corner Side Yard	5 feet	<input type="checkbox"/>	
<b>Driveway</b>			
Minimum Length	20 feet	<input type="checkbox"/>	
<b>Garage</b>			
Minimum Area	240 sqft	<input type="checkbox"/>	
Minimum Size	12 ft x 20 ft	<input type="checkbox"/>	Larger garages may be considered, subject to special review and approval
<b>Site Coverage</b>			
Maximum Area	40%	<input type="checkbox"/>	
<b>Building Height</b>			
Maximum	35 feet	<input type="checkbox"/>	
<b>ARCHITECTURAL STANDARDS</b>			
<b>Front Façade</b>			
Minimum # of Planes	2	<input type="checkbox"/>	Must be offset a minimum of 3 feet
Materials (Aggregate area of exterior wall finishes; <u>not</u> including doors, windows, or roof)	2	<input type="checkbox"/>	Minimum of 2 of the following: <ul style="list-style-type: none"> <li>• Brick</li> <li>• Wood</li> <li>• Stone</li> <li>• Hardie Board</li> <li>• Stucco (less than 50%)</li> <li>• Vinyl siding (less than 20%)</li> </ul>
<b>Front Entry</b>			
Visible from curb		<input type="checkbox"/>	
Front door / sidelight		<input type="checkbox"/>	
Minimum entrance landing (Length & width dimensions)	Minimum 6 feet	<input type="checkbox"/>	
<b>Roof Pitch</b>			
Corresponds to architectural style		<input type="checkbox"/>	Subject to special review and approval
<b>Side Façade</b>			
Front Façade Wrap	2 feet	<input type="checkbox"/>	All materials must wrap around to the side for a minimum of 2-feet from the front
<b>Parging</b>			
Maximum parging height	2 feet above grade	<input type="checkbox"/>	
<b>Windows</b>			
Trim	4-inch	<input type="checkbox"/>	
Coloured Window Frame	case-by-case	<input type="checkbox"/>	Subject to special review and approval
<b>Attached Garage</b>			
Matches architecture of home		<input type="checkbox"/>	

Continued...

<b>SITE STANDARDS</b>			
<b>Grading</b>			
Conforms to engineered grading plan		<input type="checkbox"/>	
Considers adjacent lots		<input type="checkbox"/>	
Avoids use of retaining walls		<input type="checkbox"/>	Retaining walls may be required and will be subject to special review and approval
Slope from driveway/sidewalk <u>not to exceed 10%</u>		<input type="checkbox"/>	
<b>Steps</b>	Concrete	<input type="checkbox"/>	
<b>Pathway</b>	Concrete	<input type="checkbox"/>	Can be decorative paving stone, subject to special review and approval. Must be installed at time of construction.
<b>Driveway</b>	Concrete	<input type="checkbox"/>	Can be decorative paving stone, subject to special review and approval. Must be installed at time of construction.
<b>Fencing</b>			
Constructed according to fence type specified by Developer		<input checked="" type="checkbox"/>	See Appendix B - Fence Plan
<b>Front Yard</b>	Lawn (sod)	<input type="checkbox"/>	Must be installed within 18 months of commencement of building construction.
	Planting Bed (20%)	<input type="checkbox"/>	Use of native plan species is encouraged. Invasive species are strongly discouraged.
<b>Trees</b>	1 tree (front yard)	<input type="checkbox"/>	Must be installed according to the Municipality of Ritchot Tree Policy.

## 10.2.2TF-Lane

ITEM	REQUIREMENT	PROVIDED (check box)	ADDITIONAL INFO
<b>DIMENSIONAL STANDARDS</b>			
<b>Minimum House Size</b>			
Bungalow	1,050 sqft	<input type="checkbox"/>	
Two-Storey	1,250 sqft	<input type="checkbox"/>	
<b>Minimum Setbacks</b>			
Front Yard	20 feet	<input type="checkbox"/>	
Rear Yard	20 feet	<input type="checkbox"/>	
Side Yard	4 feet	<input type="checkbox"/>	
Corner Side Yard	5 feet	<input type="checkbox"/>	
<b>Concrete Parking Pad (Required)</b>			
Minimum Length	20 feet	<input type="checkbox"/>	
Minimum Width	12 feet	<input type="checkbox"/>	
<b>Garage (Optional - in lieu of Parking Pad)</b>			
Minimum Area	240 sqft	<input type="checkbox"/>	
Minimum Size	12 ft x 20 ft	<input type="checkbox"/>	Larger parking pads /garages may be considered, subject to special review and approval
<b>Site Coverage</b>			
Maximum Area	40%	<input type="checkbox"/>	
<b>Building Height</b>			
Maximum	35 feet	<input type="checkbox"/>	
<b>ARCHITECTURAL STANDARDS</b>			
<b>Front Façade</b>			
Minimum # of Planes	2	<input type="checkbox"/>	Must be offset a minimum of 3 feet
Materials (Aggregate area of exterior wall finishes; <u>not</u> including doors, windows, or roof)	2	<input type="checkbox"/>	Minimum of 2 of the following: <ul style="list-style-type: none"> <li>• Brick</li> <li>• Wood</li> <li>• Stone</li> <li>• Hardie Board</li> <li>• Stucco (less than 50%)</li> <li>• Vinyl siding (less than 20%)</li> </ul>
<b>Front Entry</b>			
Visible from curb		<input type="checkbox"/>	
Front door / sidelight		<input type="checkbox"/>	
Minimum entrance landing (Length & width dimensions)	Minimum 6 feet	<input type="checkbox"/>	
<b>Roof Pitch</b>			
Corresponds to architectural style		<input type="checkbox"/>	Subject to special review and approval
<b>Side Façade</b>			
Front Façade Wrap	2 feet	<input type="checkbox"/>	All materials must wrap around to the side for a minimum of 2-feet from the front
<b>Parging</b>			
Maximum parging height	2 feet above grade	<input type="checkbox"/>	
<b>Windows</b>			
Trim	4-inch	<input type="checkbox"/>	
Coloured Window Frame	case-by-case	<input type="checkbox"/>	Subject to special review and approval
<b>Attached Garage</b>			
Matches architecture of home		<input type="checkbox"/>	

Continued...

<b>SITE STANDARDS</b>			
<b>Grading</b>			
Conforms to engineered grading plan		<input type="checkbox"/>	
Considers adjacent lots		<input type="checkbox"/>	
Avoids use of retaining walls		<input type="checkbox"/>	Retaining walls may be required and will be subject to special review and approval
Slope from driveway/sidewalk <u>not to exceed 10%</u>		<input type="checkbox"/>	
<b>Steps</b>	Concrete	<input type="checkbox"/>	
<b>Pathway</b>	Concrete	<input type="checkbox"/>	Can be decorative paving stone, subject to special review and approval. Must be installed at time of construction.
<b>Driveway</b>	Concrete	<input type="checkbox"/>	Can be decorative paving stone, subject to special review and approval. Must be installed at time of construction.
<b>Fencing</b>			
Constructed according to fence type specified by Developer		<input checked="" type="checkbox"/>	See Appendix B - Fence Plan
<b>Front Yard</b>	Lawn (sod)	<input type="checkbox"/>	Must be installed within 18 months of commencement of building construction.
	Planting Bed (20%)	<input type="checkbox"/>	Use of native plan species is encouraged. Invasive species are strongly discouraged.
<b>Trees</b>	1 tree (front yard)	<input type="checkbox"/>	Must be installed according to the Municipality of Ritchot Tree Policy.

### 10.2.3 TF-Lake Walkout

ITEM	REQUIREMENT	PROVIDED (check box)	ADDITIONAL INFO
<b>DIMENSIONAL STANDARDS</b>			
<b>Minimum House Size</b>			
Bungalow	1,250 sqft	<input type="checkbox"/>	
Two-Storey	1,500 sqft	<input type="checkbox"/>	
<b>Minimum Setbacks</b>			
Front Yard	20 feet	<input type="checkbox"/>	
Rear Yard	20 feet	<input type="checkbox"/>	
Side Yard	4 feet	<input type="checkbox"/>	
Corner Side Yard	5 feet	<input type="checkbox"/>	
<b>Driveway</b>			
Minimum Length	20 feet	<input type="checkbox"/>	
<b>Garage</b>			
Minimum Area	240 sqft	<input type="checkbox"/>	
Minimum Size	12 ft x 20 ft	<input type="checkbox"/>	Larger garages may be considered, subject to special review and approval
<b>Site Coverage</b>			
Maximum Area	40%	<input type="checkbox"/>	
<b>Building Height</b>			
Maximum	35 feet	<input type="checkbox"/>	
<b>ARCHITECTURAL STANDARDS</b>			
<b>Front Façade</b>			
Minimum # of Planes	2	<input type="checkbox"/>	Must be offset a minimum of 3 feet
Materials (Aggregate area of exterior wall finishes; <u>not</u> including doors, windows, or roof)	2	<input type="checkbox"/>	Minimum of 2 of the following: <ul style="list-style-type: none"> <li>• Brick</li> <li>• Wood</li> <li>• Stone</li> <li>• Hardie Board</li> <li>• Stucco (less than 50%)</li> <li>• Vinyl siding (less than 20%)</li> </ul>
<b>Front Entry</b>			
Visible from street		<input type="checkbox"/>	
Front door + sidelight		<input type="checkbox"/>	
Minimum entrance landing (Length & width dimensions)	Minimum 6 feet	<input type="checkbox"/>	
<b>Roof Pitch</b>			
Corresponds to architectural style		<input type="checkbox"/>	Subject to special review and approval
<b>Side Façade</b>			
Front Façade Wrap	2 feet	<input type="checkbox"/>	All materials must wrap around to the side for a minimum of 2-feet from the front
<b>Parging</b>			
Maximum parging height	2 feet above grade	<input type="checkbox"/>	
<b>Windows</b>			
Trim	4-inch	<input type="checkbox"/>	
Coloured Window Frame	case-by-case	<input type="checkbox"/>	Subject to special review and approval
<b>Attached Garage</b>			
Matches architecture of home		<input type="checkbox"/>	

Continued...

<b>SITE STANDARDS</b>			
<b>Grading</b>			
Conforms to engineered grading plan		<input type="checkbox"/>	
Considers adjacent lots		<input type="checkbox"/>	
Avoids use of retaining walls		<input type="checkbox"/>	Retaining walls may be required and will be subject to special review and approval
Slope from driveway/sidewalk <u>not to exceed 10%</u>		<input type="checkbox"/>	
<b>Steps</b>	Concrete	<input type="checkbox"/>	
<b>Pathway</b>	Concrete	<input type="checkbox"/>	Can be decorative paving stone, subject to special review and approval. Must be installed at time of construction.
<b>Driveway</b>	Concrete	<input type="checkbox"/>	Can be decorative paving stone, subject to special review and approval. Must be installed at time of construction.
<b>Fencing</b>			
Constructed according to fence type specified by Developer		<input checked="" type="checkbox"/>	See Appendix B - Fence Plan
<b>Front Yard</b>	Lawn (sod)	<input type="checkbox"/>	Must be installed within 18 months of commencement of building construction.
	Planting Bed (20%)	<input type="checkbox"/>	Use of native plan species is encouraged. Invasive species are strongly discouraged.
<b>Trees</b>	1 tree (front yard)	<input type="checkbox"/>	Must be installed according to the Municipality of Ritchot Tree Policy.

## 10.2.4 TF-Courtyard

ITEM	REQUIREMENT	PROVIDED (check box)	ADDITIONAL INFO
<b>DIMENSIONAL STANDARDS</b>			
<b>Minimum House Size</b>			
Bungalow	1,050 sqft	<input type="checkbox"/>	
Two-Storey	1,250 sqft	<input type="checkbox"/>	
<b>Minimum Setbacks</b>			
Front Yard	17 feet	<input type="checkbox"/>	
Rear Yard	20 feet	<input type="checkbox"/>	
Side Yard	4 feet	<input type="checkbox"/>	
Corner Side Yard	5 feet	<input type="checkbox"/>	
<b>Driveway</b>			
Minimum Length	20 feet	<input type="checkbox"/>	
<b>Garage</b>			
Minimum Area	240 sqft	<input type="checkbox"/>	
Minimum Size	12 ft x 20 ft	<input type="checkbox"/>	Larger garages may be considered, subject to special review and approval
<b>Site Coverage</b>			
Maximum Area	40%	<input type="checkbox"/>	
<b>Building Height</b>			
Maximum	35 feet	<input type="checkbox"/>	
<b>ARCHITECTURAL STANDARDS</b>			
<b>Front Façade</b>			
Minimum # of Planes	2	<input type="checkbox"/>	Must be offset a minimum of 3 feet
Materials (Aggregate area of exterior wall finishes; <u>not</u> including doors, windows, or roof)	2	<input type="checkbox"/>	Minimum of 2 of the following: <ul style="list-style-type: none"> <li>• Brick</li> <li>• Wood</li> <li>• Stone</li> <li>• Hardie Board</li> <li>• Stucco (less than 50%)</li> <li>• Vinyl siding (less than 20%)</li> </ul>
<b>Front Entry</b>			
Visible from curb		<input type="checkbox"/>	
Front door + sidelight		<input type="checkbox"/>	
Minimum entrance landing (Length & width dimensions)	Minimum 6 feet	<input type="checkbox"/>	
<b>Roof Pitch</b>			
Corresponds to architectural style		<input type="checkbox"/>	Subject to special review and approval
<b>Side Façade</b>			
Front Façade Wrap	2 feet	<input type="checkbox"/>	All materials must wrap around to the side for a minimum of 2-feet from the front
<b>Parging</b>			
Maximum parging height	2 feet above grade	<input type="checkbox"/>	
<b>Windows</b>			
Trim	4-inch	<input type="checkbox"/>	
Coloured Window Frame	case-by-case	<input type="checkbox"/>	Subject to special review and approval
<b>Attached Garage</b>			
Matches architecture of home		<input type="checkbox"/>	

Continued...

<b>SITE STANDARDS</b>			
<b>Grading</b>			
Conforms to engineered grading plan		<input type="checkbox"/>	
Considers adjacent lots		<input type="checkbox"/>	
Avoids use of retaining walls		<input type="checkbox"/>	Retaining walls may be required and will be subject to special review and approval
Slope from driveway/sidewalk <u>not to exceed 10%</u>		<input type="checkbox"/>	
<b>Steps</b>	Concrete	<input type="checkbox"/>	
<b>Pathway</b>	Concrete	<input type="checkbox"/>	Can be decorative paving stone, subject to special review and approval. Must be installed at time of construction.
<b>Driveway</b>	Concrete	<input type="checkbox"/>	Can be decorative paving stone, subject to special review and approval. Must be installed at time of construction.
<b>Fencing</b>			
Constructed according to fence type specified by Developer		<input checked="" type="checkbox"/>	See Appendix B - Fence Plan
<b>Front Yard</b>	Lawn (sod)	<input type="checkbox"/>	Must be installed within 18 months of commencement of building construction.
	Planting Bed (20%)	<input type="checkbox"/>	Use of native plan species is encouraged. Invasive species are strongly discouraged.
<b>Trees</b>	1 tree (front yard)	<input type="checkbox"/>	Must be installed according to the Municipality of Ritchot Tree Policy.

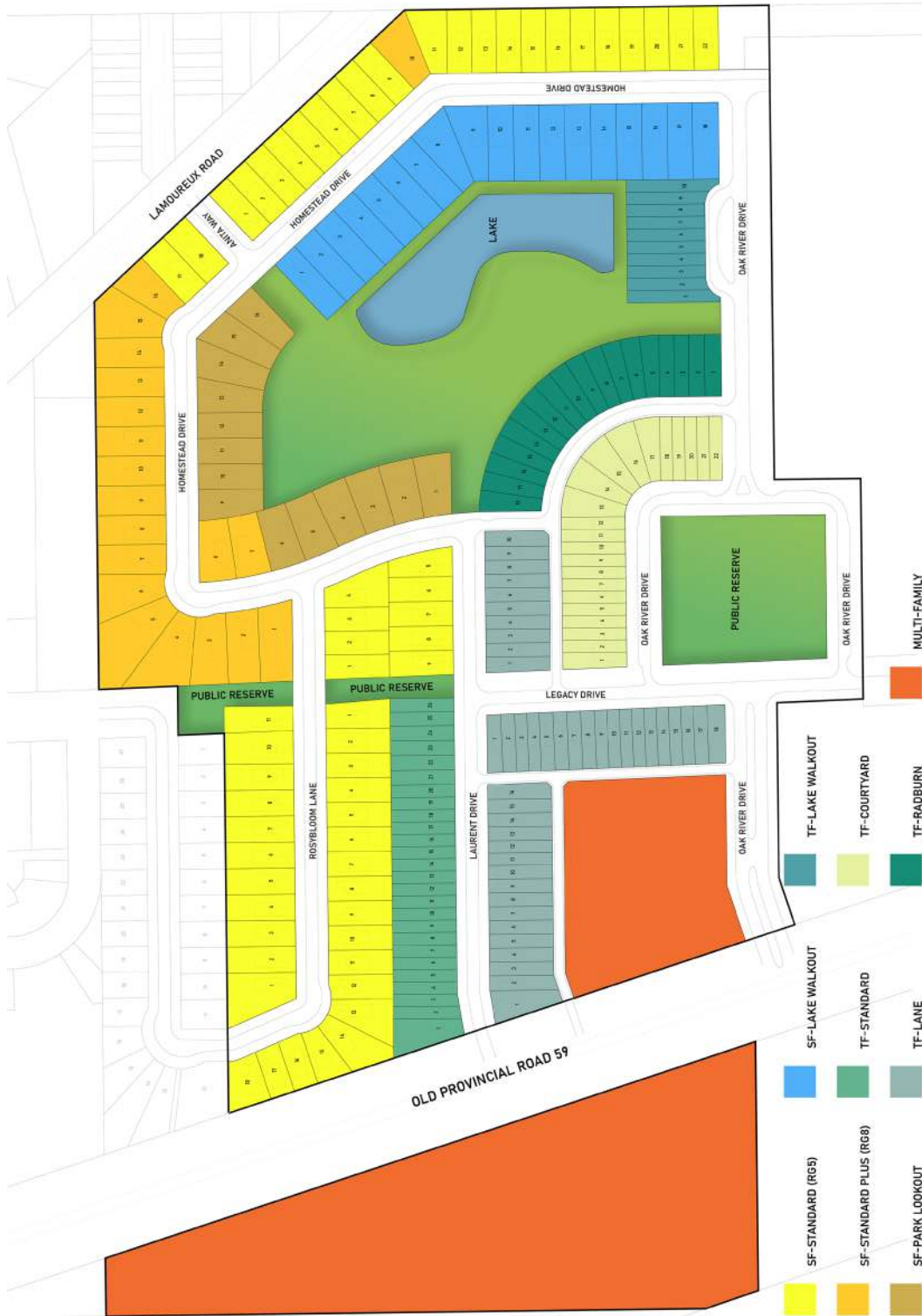
## 10.2.5 TF-Radburn (RG5)

ITEM	REQUIREMENT	PROVIDED (check box)	ADDITIONAL INFO
<b>DIMENSIONAL STANDARDS</b>			
<b>Minimum House Size</b>			
Bungalow	1,200 sqft	<input type="checkbox"/>	
Two-Storey	1,500 sqft	<input type="checkbox"/>	
<b>Minimum Setbacks</b>			
Front Yard	20 feet	<input type="checkbox"/>	
Rear Yard	20 feet	<input type="checkbox"/>	
Side Yard	4 feet	<input type="checkbox"/>	
Corner Side Yard	5 feet	<input type="checkbox"/>	
<b>Driveway</b>			
Minimum Length	20 feet	<input type="checkbox"/>	
<b>Garage</b>			
Minimum Area	240 sqft	<input type="checkbox"/>	
Minimum Size	12 ft x 20 ft	<input type="checkbox"/>	Larger garages may be considered, subject to special review and approval
<b>Site Coverage</b>			
Maximum Area	40%	<input type="checkbox"/>	
<b>Building Height</b>			
Maximum	35 feet	<input type="checkbox"/>	
<b>ARCHITECTURAL STANDARDS</b>			
<b>Front Façade</b>			
Minimum # of Planes	2	<input type="checkbox"/>	Must be offset a minimum of 3 feet
Materials (Aggregate area of exterior wall finishes; <u>not</u> including doors, windows, or roof)	2	<input type="checkbox"/>	Minimum of 2 of the following: <ul style="list-style-type: none"> <li>• Brick</li> <li>• Wood</li> <li>• Stone</li> <li>• Hardie Board</li> <li>• Stucco (less than 50%)</li> <li>• Vinyl siding (less than 20%)</li> </ul>
<b>Front Entry</b>			
Visible from park		<input type="checkbox"/>	
Front door + sidelight		<input type="checkbox"/>	
Minimum entrance landing (Length & width dimensions)	Minimum 6 feet	<input type="checkbox"/>	
<b>Roof Pitch</b>			
Corresponds to architectural style		<input type="checkbox"/>	Subject to special review and approval
<b>Side Façade</b>			
Front Façade Wrap	2 feet	<input type="checkbox"/>	All materials must wrap around to the side for a minimum of 2-feet from the front
<b>Parging</b>			
Maximum parging height	2 feet above grade	<input type="checkbox"/>	
<b>Windows</b>			
Trim	4-inch	<input type="checkbox"/>	
Coloured Window Frame	case-by-case	<input type="checkbox"/>	Subject to special review and approval
<b>Garage (Attached or Separate)</b>			
Matches architecture of home		<input type="checkbox"/>	

Continued...

<b>SITE STANDARDS</b>			
<b>Grading</b>			
Conforms to engineered grading plan		<input type="checkbox"/>	
Considers adjacent lots		<input type="checkbox"/>	
Avoids use of retaining walls		<input type="checkbox"/>	Retaining walls may be required and will be subject to special review and approval
Slope from driveway/sidewalk <u>not to exceed 10%</u>		<input type="checkbox"/>	
<b>Steps</b>	Concrete	<input type="checkbox"/>	
<b>Pathway</b>	Concrete	<input type="checkbox"/>	Can be decorative paving stone, subject to special review and approval. Must be installed at time of construction.
<b>Driveway</b>	Concrete	<input type="checkbox"/>	Can be decorative paving stone, subject to special review and approval. Must be installed at time of construction.
<b>Fencing</b>			
Constructed according to fence type specified by Developer		<input checked="" type="checkbox"/>	See Appendix B - Fence Plan
<b>Front Yard</b>	Lawn (sod)	<input type="checkbox"/>	Must be installed within 18 months of commencement of building construction.
	Planting Bed (20%)	<input type="checkbox"/>	Use of native plan species is encouraged. Invasive species are strongly discouraged.
<b>Trees</b>	1 tree (front yard)	<input type="checkbox"/>	Must be installed according to the Municipality of Ritchot Tree Policy.

# Appendix A - Lot Type Location Plan



# Appendix B - Fence Plan

