

SCHEDULE 'E'

RidgeWood WEST



Architectural Guidelines

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Phase 3 Street List:

The design of all homes to be constructed on the following streets will be mandated by the following guidelines

- Alora Cove
- Eliuk Cove
- Sparrowhawk Place
- Zimmerman Drive

1. *Architectural Vision*

Ridgewood West is a community at home with nature; a community harmoniously diversified in terms of housing options laid out within a natural setting.

Ridgewood West will:

- Embody the juxtaposition of prairie meadow against manicured streetscape creating a unique Winnipeg suburban community.
- Create a strong identity to create a viable and cohesive community with a distinct identity.
- Maintain a neighbourhood focus to encourage a sense of neighbourhood and provide a focal point for transit access and social interaction.
- Infuse housing diversity to accommodate a diversity of housing needs 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.
- Build around naturalized parkland/wetlands while being connected through an extensive trail system which links into the Harte Trail.

Guidelines Objective

The objective of architectural guidelines in Ridgewood West is to ensure high standards of exterior design and materials are used in order to achieve an attractive community. These high standards will be expected of all aspects of site development including landscaping, fencing and finishes.

The Developer 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.

Ridgewood West requires all builders to comply with all statutory regulations, City By-laws, Restrictive Covenants and other legal obligations that may be appropriate to the construction of houses on these lands.

2. *Architectural Approval Process*

The preferred submission format is a single .pdf submission through the LotWorks website:

<http://qualicowpg.lotworks.ca/projectman> with all drawings formatted to a scale of 1:200.

The drawing set should include both the site plan and all four elevations in a single .pdf. The developer will venture to provide a response (not necessarily an approval) to submissions within one week of the submission.

The site plans shall show house location, house outline with dimensions, driveway location, any Developer fencing to be installed, grading information and any easements as shown in the marketing plans. It shall indicate the site with both civic and legal addresses.

As new designs are being developed, builders are urged to consult with the developer at the earliest conceptual stage. The developer reserves the right to refuse any plan which lacks attention to the design guidelines stated herein. The developer'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

Upon satisfactory approval, the architectural approval form will be signed by the Developer. 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.

Full architectural approval (**including colours and materials selection**) is required prior to any site construction.

3. *House Design Guidelines*

3.1 *Street Rhythm*

The overall rhythm and harmony of the streetscape will be determined by the mix of house types. In order to develop an interesting streetscape, Builders invited into the area are encouraged to consistently deliver innovative ideas to the community. Rooflines shall be examined collectively during the approval process.

3.2 *Product Mix*

Exterior design variation is encouraged to prevent repetitive or monotonous streetscapes. A minimum of Four (4) houses shall separate similar house elevations (identical foundations/footprints). A minimum of Six (6) houses shall separate identical house models (identical elevations). This also applies to houses across the street and at opposite corners.

Colour:

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. A minimum of Four (4) houses shall separate identical colours and materials.

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. The side yard setback will take precedence if there is a conflict with the buildable lot width.

3.4 *Setbacks and Side Yards*

The Developer reserves the right to adjust the placement of the dwelling on the lot to ensure proper utilization of the land and compatibility with surrounding units. The alignment of paired front entries shall take precedence over the alignment of paired front garages.

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, minimum front yard setback of Twenty (20) feet, and a minimum rear yard setback of Twenty-five (25) feet will be required for all houses.

Lots backing the Perimeter HWY will require a minimum setback of **50ft.**

Lots backing the rail line will require a minimum rear yard setback of **59.2 feet.**

3.5 *Visual Bulk and Massing*

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

All homes shall be well proportioned, with the placement of windows, doors and other elevation features complementing the proportions of the walls and overall façade on which they occur.

Large unfinished or “blank” looking elevations or sections thereof (front gables, garage foreheads) will be required to incorporate additional detailing.

For homes with a second storey in which the garage is not recessed behind the front entry:

- The portion of second floor located above the garage must not cover more than half the depth of the garage as measured from the front wall of the house (e.g. if the garage projects 12ft beyond the front wall of the house the second floor above shall project maximum 6ft from the front wall of the house).
- All second storey floor areas located above the garage shall not comprise more than 30 percent of the second storey floor area, and shall incorporate a break in the two-storey wall by both a significant change in vertical plane and roofing to avoid a large tall, monolithic mass, especially on the front entry side of the garage.

For Bonus-Room-Over-Garage homes:

- 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 that projects out in front of the house.
- The house shall incorporate a break in the two-storey wall created by the bonus-room over the garage by both a significant change in vertical plane and roofing to avoid a large tall, monolithic mass, especially on the front entry side of the garage.

3.6 *Entry*

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 46 wide and larger), and the opportunity for recessed garages, porches/verandas and other welcoming gestures for the homeowners and their guests.

Covered front entries more than one storey high shall be approved on a case-by-case basis. A covered entry feature must exhibit proper proportions with respect to the width of the entry versus the support column(s) width and overall height; appropriate material use; and suitability to the style of the home. Double volume front entry canopies with support columns disproportionately tall relative to the individual column width, the location of the canopy above, and overall width of the front entry will not be approved.

Front entry support column(s) shall not rest entirely on the roof of the garage.

The front entryway shall incorporate a maximum of 5 risers or 37.5” from grade.

3.7 *Front Porch*

All front porches must be substantial in purpose and robust in quality of materials and structure, covered porch roof structures that are not supported by columns starting from the ground should have a solid screen around the base of the porch, for example masonry, panel skirting or concrete.

3.8 *Garages, Driveways, and Driveway Approaches*

Builders are requested to address the continuity of building mix in the integration of garages within the streetscape. All garages should complement the house elevation and the overall street massing and detailing regardless of being attached or detached. Garage rooflines should be consistent with the elevation treatment of the development and blend into the massing of the home.

On front attached garages, the entry side wall of the garage is considered part of the front house elevation and expected to incorporate detailing as such.

Unless otherwise noted in section 4. *House Types Summary*: All homes require, at minimum a two-car garage. 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 encouraged. Painted garage doors are encouraged to provide variety to the streetscape.

All garages are to be located as per the driveway location on the corresponding marketing plan, except for lots on which a side-entry garage is permitted.

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. Prefabricated garage packages will not be accepted.
- 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.

Driveways (including the approach) shall be constructed within one year of start of construction of the house and located as per the corresponding marketing plan. They shall be constructed out of poured concrete or interlocking brick.

Driveways on Lots 1 – 16 Plan 70643, Lots 2 – 13 Plan 70551, and Lots 1 – 24 Block 2 Plan 70111 are subject to a reduced flare of 0.75m instead of the standard 1.5m in order to allow for additional snow storage, street parking and street tree planting.

3.9 *Decks*

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

All houses backing onto an open public space (excluding those backing onto the Harte Trail), with an open design fence along the rear property line, will require a deck or other landscape feature that finishes the rear elevation in the final design of the house.

3.10 *Roofs*

Roof pitch shall be consistent with the style of home.

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. The chimney chase should complement the overall look of the house.

3.12 *Exterior Materials and Colours*

Consistency of style and quality of 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.

Visually heavier materials are to be set under visually lighter materials, e.g. stucco should appear above stone or siding, but not under.

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. Enhanced materials will be discussed on a case by case basis.

For all Luxury and Walkout Lower Level lots, vinyl siding will not be accepted. If siding is to be incorporated, wood or alternative materials are required.

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 buildouts, and stone/masonry.

Please note: Predominantly stucco houses are required to incorporate enhanced detailing around the windows and doors including wood or alternative trim work.

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 buildouts versus a knock down (or coarse) trowel finish for the body of the house.

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.

Monochromatic colour schemes are strongly discouraged, e.g. ‘all grey’, ‘all white’, and ‘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.

Special attention is to be given to the colour of the window trim, brick mold (where applicable), soffits, fascia, entry doors and overhead garage doors. Where the front garage is more prominent than the house mass or most prominent within the overall house width, the overhead garage door will be assessed as a predominant house colour and shall not share the same overhead door colour with the adjacent front garages on either side and the house directly across the street.

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 Custom Lots**, or to a point where they should/can logically end according to the design of the home – whichever represents the longer distance.

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

Siding used as the predominant cladding material on the front elevation shall extend along the full length of the front-entry side wall of the garage, unless otherwise dictated by the style and detailing of the home.

Large amounts of parging is discouraged for all house. It should be kept to a maximum of 24” from grade.

3.13 *Signature Lots (as indicated on the marketing plan for the area.)*

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 wetlands;
- 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).

More than one (1) material will be required on all enhanced elevations (stucco shall not be considered as one of these 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.

Decks with enhanced skirting are required to be installed by the builder on all lots backing the public reserve and will be considered part of the architectural submission.

3.14 *Grading*

Please review the most current *RidgeWood West Lot Grading Procedures*.

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.

Houses shall 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.

4. ***Housing Types***

4.1 **Front Attached Garage – Small (34-36 ft wide lots)**

Zimmerman Drive

Plan 67335, Block 1, Lots 1,3,5,7,8,16,17,19,20,22,23,25,26,28,29,31,35

Plan 67335, Block 2, Lots 1-7

Plan 70111, Block 1, Lots 1,2,4

Plan 70111, Block 2, Lots 1-23

Plan 70551 Lots 2, 5

Plan 70643 Lots 5-7, 9,12,15,

Minimum Floor Area:	Bungalow	1,200 sq.ft
	Two-Storey	1,500 sq.ft
Setbacks:	Front Yard	20ft min.
	Side Yard	4ft min. / 6ft max.
	Rear Yard	25ft min.
	Rear Yard backing Perimeter	50ft min. (15.24metres)
	Rear Yard backing rail line	59.2 feet. (18.04metres)
Min. Garage Size:	Two car garage (garage to be located as per driveway location on the marketing plan). (The approach should include 0.75m flares instead of the typical 1.5m flare on blocks 70551 and 70643. The typical flare is still required on block 67335)	
Massing:	The distance from the face of the garage to the face of the front wall plane OR front porch, should be a maximum of 12 ft.	
	Double Volume front entries are not permitted	
	Changes between planes should be a minimum of 2 ft.	

4.2 **Front Attached Garage – Regular (38ft to 44ft)**

Alora Cove

Zimmerman Drive

Sparrowhawk

Minimum Floor Area:	Bungalow	1,200 sq.ft
	Two-Storey	1,500 sq.ft
Setbacks:	Front Yard	20ft min.
	Side Yard	4ft min. / 6ft max.
	Rear Yard	25ft min.
	Rear Yard backing Perimeter	50ft min. (15.24metres)
	Rear Yard backing rail line	59.2 feet. (18.04metres)
Min. Garage Size:	Two car garage (garage to be located as per driveway location on the marketing plan). (approach to include 0.75m flares from on Lots 1 - 24 Block 2 Plan 70111, and 1-4 Plan 70643.	

4.3 Front Attached Garage – Custom

Eliuk Cove

Minimum Floor Area:	Bungalow	1,400 sq.ft
	Two-Storey	1,600 sq.ft
Setbacks:	Front Yard	20ft min.
	Side Yard	4ft min. / 6ft max.
	Rear Yard	25ft min.
Min. Garage Size:	Two car garage (approach to be located as per driveway location on the marketing plan).	

4.4 Front Attached Garage – Duplex

Zimmerman Drive

Plan 70551: Lots 14-25

Minimum Floor Area:	Bungalow	1,000 sq.ft
	Two Storey	1,350 sq. ft
Setbacks	Front Yard	20ft min.
	Side Yard	4ft min. / 6ft max.
	Rear Yard	25ft min.
Min Garage Size:	12ft wide single car garage. (approach to be shared and located within the centre of the duplex lot.)	

Additional Requirements:

- Attached units should be staggered by a minimum of 2ft.
- Attached units shall incorporate their own roofline.
- Each unit should incorporate a minimum of 2 planes in addition to the front plane of the garage which are separated by a minimum of 2ft.
- The front plane of the garage shall be a maximum of 12ft to the front entrance of the home whether front plane of the house or covered front porch.
- Enhanced materials are encouraged. Vinyl siding will not be permitted.

4.5 Front Attached Garage –Single Car Garage

Zimmerman Drive

Plan 70643: Lots 8, 10, 11, 13, 14 & 16,

Plan 70551: Lots 3, 4 & 6-13

Minimum Floor Area:	Bungalow	1,000 sq.ft
	Two Storey	1,350 sq. ft

Setbacks	Front Yard	20ft min.
	Side Yard	4ft min. / 6ft max.
	Rear Yard	59.2ft min.

Min Garage Size: 12ft to 14ft wide single car garage. (approach to include 0.75m flares)

Additional Requirements:

- Each unit should incorporate a minimum of 2 planes in addition to the front plane of the garage which are separated by a minimum of 2ft.
- The front plane of the garage shall be a maximum of 12ft to the front entrance of the home whether front plane of the house or covered front porch.
- Enhanced materials are encouraged. Vinyl siding will not be permitted.
- Front entrances of the home should be emphasized and noticed from the street.

5. *Fencing*

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

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.
- *Open Fence Design* refers to black, wrought iron style fencing of uniform height (typically with a gate and eight (8) foot section return unless otherwise specified).
- *Open Fence with Retaining Wall* refers to black, wrought iron style fencing of uniform height with a gate (along a rear property line), or with an opening (along a front property line) located at the finished height of a retaining wall to run the full length of the property line. Stairs will be located at each gate or fence opening location.
- *Chainlink Fence Design* refers to a black vinyl coated fencing of uniform height (typically with a gate and eight (8) foot section return unless otherwise specified).
- *Solid Wood Fence with Wrought Iron top* refers to a fence which is uniform (4 feet of solid wood fence with 2 feet of wrought iron style fencing on top built between solid wood posts) solid wood fencing of uniform height to be installed by the Developer along the rear property line.
- *Solid Concrete Fence* refers to an eight foot uniform concrete fence with brick pattern to be installed along the rear property of any lots backing the perimeter.

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.

For any *Open Fence Design* or *Open Fence with Retaining Wall* lots, homeowners will not place any artificial visual screening or out-building within the area defined by the open fence installed by the Developer along the rear property line and one-section side yard returns, or within **Three (3) metres** of any open fence located along the rear property line if there is no one-section side yard return of open fencing. This includes specifically any attachments typical to open fencing, especially privacy slats of any kind. Only vines, shrubs, trees or other similar natural horticultural elements are permitted.

7. *Landscape Design*

7.1 *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).
- h.) 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 homeowner’s expense.

7.2 *Remainder of Front Yard*

The implementation of appropriate landscape design within the residential area should incorporate either sod or aggregate to the same specifications as the aforementioned Neighbourhood Liveability Bylaw while also reinforcing 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
- All swimming pools, decks and patios must be located in the rear or side yard
- The front yard should not be entirely paved
- Artificial Turf will not be accepted

7.3 *Special Requirements for Lots Adjacent to Wetlands*

The incorporation of native plant material along the edge of the wetland filters the water that flows into the wetland, and eventually into our lakes. In addition to improving water quality, wetlands can provide flood control, enhance wildlife habitat, and provide educational and recreational opportunities. Naturalized landscaping provides many benefits to homeowners, including reduced maintenance, reduced reliance on herbicides and pesticides, and a more natural environment for all.

The Developer will install native plant materials within the rear 42ft (12.8 m) of each lot adjacent to the wetland (indicated as a *12.8m Vegetation Easement* on the marketing plan). Homeowners are required to ensure that the native plant materials installed within this area are maintained at all times, and agree that they will NOT:

- Apply any fertilizer of any type to the soil, ground, ground cover, or any type of plant life;
- Trim, cut or remove any silt fencing, ground cover, trees, shrubs, underbrush or any species of plant life within the Easement Area, except as required for regular weed control and thatch removal in accordance with maintenance programs adopted by the City of Winnipeg;
- Place any weeds or composting material, including but not limited to grass clippings, within the easement area;
- Store any materials within the easement area;
- Construct or place any building, work or other improvements within the easement area;
- Do anything that will modify the shoreline or water depths of the easement area;
- Excavate, drill or cause any damage or injury to the easement area.

In order to provide access to the shoreline, homeowners may create a path having an average width 8ft through the easement area to access the wetland. The path must be created by mechanical means only; not by the use of herbicides.

The Developer will install silt fencing or other means of erosion control that must be maintained by the homeowner until the native grass plantings have been established.

7.4 *Special Sump pump discharge requirements for Lots Adjacent to Parks*

In order to reduce the negative impact that sump pump drainage has on the vegetation and pathways within the Public Reserve:

- a. All sump pump drainage is encouraged to be discharged within the side yard, towards the street. For lots with steeper grades, this may require the sump pit to be located closer to the front of the home.

8. ***Restrictions during Construction***

8.1 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 trash burning is permitted at any time.

8.2 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. Guideline Revisions

<u>Revision #</u>	<u>dd/mm/yyyy</u>	<u>Details</u>
1	06/11/2020	Proof edited for punctuation and spacing changes etc.
2	03/06/2021	Added street names to housing types
3	09/28/2021	Added section 7.4
4	10/14/2022	Added Section 4.4 Duplex
5	21/04/2023	Added Section 4.5 Single Family Single Car Garage
6	08/05/2023	Added lot numbers to 4.4 & 4.5 for single car garages
7	08/05/2023	Added note on reduced flares of 0.75m on L1-24 Block2 Plan 70111, Lots 1 to 16 Plan 70643, and Lots 2 – 13 Plan 70551
8	10/05/2023	Added a note about the reduced flares on specific lots on Zimmerman within the Driveway section of the guidelines
9	09/02/2024	Clarification of lots within Small lots section 4.1 Added Block 2 Plan 70111 Small lots section 4.1