

### 7.3 Garage Doors

For homes with front attached garages, the garage door will be a key design feature of the house. Garage doors must be a standard raised panel door or an upgraded design style to match the proposed architectural style of the home. Glazing is mandatory for all garage doors of homes with front attached garages. Doors with "fanlight" or "sunburst" design details will not be permitted.



The maximum distance between the top of garage door and the garage eave line is not to exceed 18". Where the design exceeds this dimension, the use of additional architectural detailing will be required. Gable ends will be required to incorporate appropriate detailing.

The door may be metal or wood and should match the main body colour of the home. White garage doors are not acceptable.

Garage doors are to be a minimum of 16 ft. width and not exceed 20 ft. If two (2) garage doors are used, each door is to be a minimum of 9 ft. in width.

All rear detached garages are to have doors with a raised panel detail at minimum; however, glazing will not be required.

### 7.4 Ancillary Buildings &/or Garden Sheds

If the building or shed is visible from neighbouring lots, wall finishes and colours must complement or match the house, while roof materials are to match. Metal or plastic garden sheds are not acceptable. Sheds with OSB or plywood cladding are not acceptable. Garden sheds with natural cedar cladding or siding are acceptable.

## 8.0 LOT GRADING

Lot grading is to be consistent with the approved Subdivision Grading Plan. The costs of obtaining proper grading and drainage are the responsibility of the Builder and/or Purchaser.

All plot plans are to be prepared by the Designated Surveyor. The staking out of the home will be jointly carried out by the Builder and the Designated Surveyor.



## 9.0 LANDSCAPING/FENCING

### 9.1 Trees/Sod

A minimum of one (1) tree, six (6) shrubs, and sod are to be planted by the builder and/or homeowner in the front yard. Grass seed is not permitted - sod must be used in all yard areas. The tree is to be a minimum of 2" caliper deciduous or 6 ft. height evergreen or coniferous. Measurement for caliper size will be taken 1'-0" above root ball. Smaller sizes will not be accepted. All trees and shrubs are to be nursery grown.



Homeowners are encouraged to provide additional high quality landscaping in front yards, such as perennial plantings, shrubs/annual beds, rockery, feature gardens, etc.

All landscaping is to be completed by the Builder or homeowner within 12 months after rough grade certificate approval or 24 months from building permit, whichever is sooner. Corner lots must have the landscaping adjacent to both street elevations completed under the same timeline.

## 9.2 Fencing

All rear and side yards must be fenced with such fencing as to match the approved subdivision fence details in colour and style as per the attached details in Appendix 'B'.

Fencing is the responsibility of the builder and/or homeowner to construct and maintain. Fencing to be completed within 24 months of occupancy certificate or 30 months from building permit, whichever is sooner.

## 9.3 Retaining Walls

Retaining walls should be limited to a maximum exposed height of 0.9 m (3'-0"). Retaining walls higher than this should be designed in a stepped fashion to reduce the visual impact of the wall. All retaining walls are to be constructed to compliment the exterior building finishes and blend with the landscape. Timber retaining walls will not be acceptable. Any retaining walls are the responsibility of the Builder and/or purchaser and are to be constructed completely within private property lines.

## 10.0 SUSTAINABILITY INITIATIVES

A variety of sustainability initiatives and practices relating to home design and construction will be encouraged in *Manning Village*. The following are sustainability initiatives that are encouraged on all homes:

- Energy Star rated appliances;
- Energy Star rated high efficiency heating and cooling systems;
- Low flow and dual flush toilets;
- Recycling of cardboard/paper waste materials during construction;
- Programmable thermostats;
- Tankless on-demand hot water heaters;
- Connection of downspouts to water barrels;
- Drought tolerant landscaping;
- Low toxic paints and finishes;
- Low flow shower heads and faucets;
- Solar hot water systems;
- Waste water heat recovery systems;
- Hot water re-circulating systems;
- Use of sustainable harvested wood; and
- Triple pane or low E windows.

