

## ARCHITECTURAL GUIDELINES

Plan of Subdivision, Part East Half lot 20, Concession 7

## TOWN OF CALEDON

Prepared by Mary Lawson

V.P. General Manager, Dalerose Homes

## Architectural guidelines

Plan of Subdivision, Part East Half lot 20, Concession 7

Town of Caledon

A secluded cluster of lots is nestled at the intersection of Old Church Road and Mount Hope Road in the Heart of Caledon. It will become home to discerning purchasers looking for estate living in an unspoiled terrain. Challenging topography will encourage unique and inspiring house designs

Sunshine Developments plans to reflect the rich history and the unique conditions the area offers in the architectural and building guidelines for the neighbourhood. House design will support the natural conditions and the rich heritage in material choices, roof lines, design detail and landscape plans. The natural habitat and respect for the Headwaters Region is of utmost concern in developing this site. Coming home to this community will feel like arriving at a retreat location.

**Schedule "D"**  
**Building Scheme Provisions**

All Lots on Plan \_\_\_\_\_ (herein called "the Lands"), in the Town of Caledon (herein called "the Municipality"), in the Regional Municipality of Peel.

For the purpose of imposing a general scheme of development, encouraging environmental compatibility, and preventing unreasonable interference with the use and enjoyment of each of the dwelling units and appurtenances (each of which is herein called "Part of the Lands") completed or to be completed on the Lands, and to the intent that the burden of this covenant shall run with the Lands and each and every Part of the Lands now registered in the name of Sunshine Developments (herein referred to as the "Developer"), each purchaser, lessee or other dispose from time to time (herein referred to as "the Current Owner") by accepting or registering a deed, lease or other document of entitlement to use and/or possession of any Part of the Lands, covenants and agrees on behalf of himself, his heirs, executors, administrators, successors and assigns, with the Municipality, the Developer and the Current Owner from time to time of each of every other Part of the Lands, that the following covenants, restrictions and provisions are for the benefit of, and the use and enjoyment of each and every other Part of the Lands, and that the same will be observed, complied with and adhered to, and nothing shall be done erected or placed upon any Part of the Lands in breach of, violation of, or contrary to the fair meaning of the following covenants, restrictions and provisions:

1. No signs, billboards, notices or other advertising material of any kind (except the ordinary signs offering the said Lands or buildings thereon for sale or rent, in compliance with the municipal sign by-law requirements) shall be placed on any Part of the Lands, or upon or in any building, or on any fence, tree or other structure on the Lands without the Developer's consent in writing.
2. All drainage requirements for any Part of the Lands are the responsibility of the Current Owner and the successors in title from time to time, and not of the Municipality, and no claim shall be made against the Municipality with respect to drainage.
3. No drains, channels, ditches or swales established under the Subdivision Agreement entered into between the Developer and the Municipality with respect to the Lands, including any interior drainage within any Part of the Lands, may be clogged, filled, altered, or in any way obstructed or removed without the consent of the Municipal Engineer. If any person or corporation shall at any time clog, fill, alter, obstruct or remove any drains, channel, ditch, swale established for the purpose of drainage in any Part of the Lands, including interior drainage within any Part of the Lands, in addition to the right of any other person, the Municipality may, upon written notice to the Current registered Owner of the Part of the Lands upon which the breach has occurred, enter upon the respective



Part of the Lands and remove any obstruction or re-establish any drain, channel, ditch or swale, and the cost to the Municipality in performing such work will be charged against the Current registered Owner(s) of the Part(s) of the Lands upon which the breach occurred, and may be collected as taxes therefor.

4. No building or structure will be erected on any Part of the Lands, except in accordance with a site, grading and elevation plan prepared by the Current Owner's engineer and approved by the Municipal Engineer, which plan shall show sufficient detail to prove that the respective Part of the Lands will drain satisfactorily and conform to the drainage scheme of the Lands.
5. No Part of the Lands shall be filled, cut or encumbered in any way so that its drainage or the drainage of any other Part of the Lands is interfered with, and the plan referred to in number 4 above shall be adhered to in every case, but nothing herein prevents any Current Owner from making changes in grades, levels, etc. in accordance with the revised site, grade and elevation plans approved by the Municipal Engineer.
6. The Current Owner shall, on the sale of each Part of the Lands, reserve the right of entry thereon for the purpose of completing all drainage work or other work as required by the Subdivision Agreement entered into between the Municipality and the Developer with respect to the Lands, until such time as the Municipality assumes, for all purposes, the works required under the Subdivision Agreement, and any Current Owner agrees to provide to the Municipality, if required, access to the said Lands to complete any drainage works as provided in the Subdivision Agreement.
7. No dwelling on the Lands may be occupied until any applicable occupancy approval has first been obtained from the Municipality in accordance with the provisions of the Subdivision Agreement. Failure to comply with this provision shall totally negate the Municipality's obligation under the Subdivision Agreement to provide any releases or certificates in respect of such part of the Lands, including any occupancy certificates or permit, and, in addition to other remedies, the Municipality shall be entitled to commence legal proceedings against the occupant to terminate such occupancy.
8. To accept title to the Lands subject to such easements as may be required by the Municipality, Region, the Hydro utility provider, Bell Canada and any other utility company or commission or any agreements for any such commission or company.

9. Not to construct any building on the Lands (including any addition or alteration thereto), unless the plans and specifications therefor and the location of such building shall have been approved in writing by the Developer, and to construct such building in conformity with the approved plans.
10. (a) No trailer with living, sleeping or eating accommodation shall be placed, located, kept or maintained on any Part of the Lands.  
(b) No truck, boat, snowmobile, camper, van or trailer or any other vehicle other than a passenger automobile shall be parked, placed, located, kept or maintained upon the said Lands nearer to any residential street than the main wall of the building or the main wall of the buildings on the immediately adjacent Lands, whichever is greater.
11. The Current Owner shall be responsible for the maintenance and care of the trees required for its lot(s) in accordance with the provisions of the Subdivision Agreement.
12. Owners of all Lots and Blocks are advised that door to door postal service will not be available in the subdivision.
13. All owners are advised that the Board of Education may direct pupils in this development to accommodations in temporary facilities and/or may be directed to schools outside of the area.

The benefit of the above covenants and restrictions shall run with and bind the said Lands and each of its Parts until \_\_\_\_\_.

Compliance with the provisions of this building scheme may be enforced to the fullest extent permitted by law by the Developer, the Municipality or any Current Owner from time to time of any Part of the Lands against any other Current Owner of any Part of the Lands, and any invalid or unenforceable provision hereof, as determined by any Court of competent jurisdiction, shall not affect the remaining provisions hereof, which shall be valid and enforceable to the fullest extent permitted. The provisions thereof shall be read with all changes of gender and number required by the context.



## **GARAGE DESIGN**

To create garages that enhance the design of the house, the following guideline apply:

1. The design, character, materials and colours of the garage must be in keeping with the architectural style of the dwelling.
2. Rooflines over garages shall be articulated, visible and be complementary with the design of the building. Dormers are encouraged where their use is in keeping with the architectural style.
3. Garages may be recessed under a roofed balcony.
4. Glazed top panels in doors are encouraged.
5. The minimum garage roof pitch is 6/12. Where site grade conditions cause the garage slab to drop more than 600mm (2'-0") below what is indicated on the working drawings, an alternative design treatment must be submitted for approval by the Control Architect which may include the following preferred treatments.
  - Additional detailing or brick banding and soldier coursing
  - Arched masonry over the garage door
6. Minimum double car garages are strongly encouraged to have single garage doors separated by masonry.

### Attached Garages

7. Garages on corner units are encouraged to have windows matching the style used on the adjacent elevation where visible from the street.
8. Elevation differences between the garage floor and the residence main floor shall be minimized to reduce excessive masonry over the garage door. Where grade differences require a lower garage floor slab, masonry detailing should be used to break up the mass.
9. Where the difference in elevation between the finished first floor of the house and the finished grade immediately in front of the garage door exceeds 1.2m, the building mass above the garage door shall be treated with architectural detailing. Other architectural devices such as extended roof lines, projected bays or changes in massing may also be used to reduce the resulting large plain mass over the garage door, to the satisfaction of the Control Architect.
10. For bungalows, an architectural feature such as a window, dormer, decorative verge boards, or patterned/coloured brickwork should be placed between the garage door and the roofline.

## Detached Garages

11. Architectural detailing such as quoins, raised brickwork and brackets, should be incorporated into all facades.
12. Garage Design should complement the overall house and site design.

## **ENTRIES, PORCHES, VERANDAS, BALCONIES**

To create entry features that are attractive and promote interaction with the street, the following guidelines apply:

1. Every house should have a clearly defined, inviting entrance that is directly accessible from the driveway from the public road.
2. All building entries should have a porch or a sheltered veranda. At least 25% of housing units should have a porch. Other entry features may include porticos, canopies or covered colonnades.
3. Covered entrances, front and side porches, and balconies should have a minimum depth of 1.5m.
4. Porches must add significance to the front door entrance and are encouraged to extend along the entire front façade.
5. Porch columns should be designed to fit the character of the building. Single (100mm by 100mm) posts are not acceptable. Beams supporting the porch roof must be expressed. Railings should be designed to fit in with porch character.
6. For brick homes, porch columns must be made of a different material from the front façade unless there is a significant design in the brickwork of the columns that distinguishes them from the main brick cladding.
7. Finish materials for porches should extend to grade.
8. The design and detailing of the porch should be in keeping with the architectural style of the house, including columns, frieze boards, roof detailing, brackets, railings, steps and skirt materials.
9. Exposure of concrete porches over 14" above grade must be clad with brick or stone or other material in keeping with the architectural style.
10. Railings at the front entries should be in keeping with the style of the house.
11. Front porches must have a sloping roof or be situated under a second storey overhand. Second storey balconies will only be permitted where in keeping with the overall style of the house.



12. Porch roofs should have the same finish as the roof material for the main building.
13. The maximum height of the porch (from the porch floor to the soffit) should not exceed 1.5 stories.

## **ROOF LINE, SHAPE AND PITCH**

To create buildings that will have a consistent roof form, but still allow for innovative designs, the following guidelines apply:

1. The design of the roof should be appropriate to the architectural style of the building regarding massing, pitch, orientation, articulation and colour.
2. Buildings of two stories or greater shall have a minimum main roof pitch of 6/12. Single storey buildings shall have a minimum main roof pitch of 6.75/12.
3. Roof features such as gables shall have a minimum roof pitch of 8/12 and more in the order of 10/12.
4. A variety of main roof types (such as hip, gable, front to back, etc.) may be designed.
5. Roof features, such as dormers and cupolas are encouraged. The design must be in scale and character with the chosen building style.
6. Frieze boards or continuous soldier coursing should be used below house and garage roofs that are exposed to view. They must return a minimum of 4'-0" on side elevations or to a natural break, such as windows.
7. Roof vents and plumbing stacks shall be located away from the front view of the house. Where not possible, roof plans and elevations should demonstrate a coordinated approach to the overall design composition that minimizes the visual impact.
8. Roof areas for small projections (less than 750 mm) such as bay windows should be finished with material other than asphalt singles where visible from the public domain. Materials that are in keeping with the architectural style of the dwelling, such as clay tile or pressed metal, should be used to the satisfaction of the Control Architect.

### **Bungalows**

9. Variations in the roof type, shape, pitch and massing should extend along the front façade to provide visual interest.

## **MATERIALS AND COLOURS**

To provide an appropriate spectrum of materials and colours in housing design, the following guidelines apply.

1. The dominant materials and colours will reinforce the architectural style of the house design.
2. Materials and colours are to be in harmony with no jarring contrasts.



3. Trim colours should complement the base materials. Bright primary colours are discouraged except in specific locations where they may contribute to the architectural theme of the house.
4. The predominant cladding material on a house must be consistent on all elevations. Variations and accents in materials are encouraged with transitions occurring in natural locations.
5. Roof materials and colour must be in character with the building design. Roof eaves troughs, fascias and frieze boards are encouraged to be in keeping with the building design.
6. Garage doors must be coordinated with the rest of the house materials. Prefinished doors are encouraged. Colour should be appropriate and not dominant.
7. A diversity of materials and styles is encouraged.
8. Flashing should blend in with the colour of the wall and/of roof, unless it can be demonstrated that it is a desirable accent feature.

## **WALL FINISHES**

To create exterior walls that are consistent in high quality design, the following guidelines apply:

1. Front and side walls exposed to public view shall be of similar wall composition.
2. Material changes should occur at appropriate locations, such as at windows or chimneys.
3. Details such as dentils, medallions, verge boards, keystones and brackets should be used in a historically accurate manner.
4. Quoins should be sized in proportion to the character of the building.
5. Siding panels must be framed with trim at the corners and bottom line with the equivalent of a minimum size board of 1" x 4".
6. Lighter featured materials, such as precast stone, stucco and siding, may be combined with clay masonry or stone walls to balance the weighty effect of masonry.
7. The junction of sloping or flat roofs and walls should reflect the architectural character of the building.

## **WINDOWS**

To provide for the design and placement of windows that are complementary with the architectural style of the community, the following guidelines apply:

1. Window and door placement must be consistent with the architectural style on all elevations, regarding organization, proportion, grouping and detailing.
2. If muntin bars are used, divided lights should be pursued with thermally sealed glazed windows. Clip-on decorative muntins are acceptable, but taping will not be allowed.
3. Shutters must be in keeping with the architectural style of the dwelling. Each shutter must have a width half the size of its window opening and have a material thickness of at least 40mm.

## **PLINTHS AND FOUNDATION WALLS**

To create a consistent standard for the design of the building structure, the following guidelines apply:

1. Plinths shall visually express the house base and should relate in height and proportion to specific elements of the building wall such as windows, where in keeping with the architectural style.
2. Acceptable materials include rusticated brick, manufactured stone bands, and stucco.
3. The exposed height of parged concrete foundation that is adjacent to masonry walls shall be a maximum of 0.3m above the finished grade.

## **REAR ELEVATIONS**

Rear elevations should incorporate the same levels of detail as the front elevations.

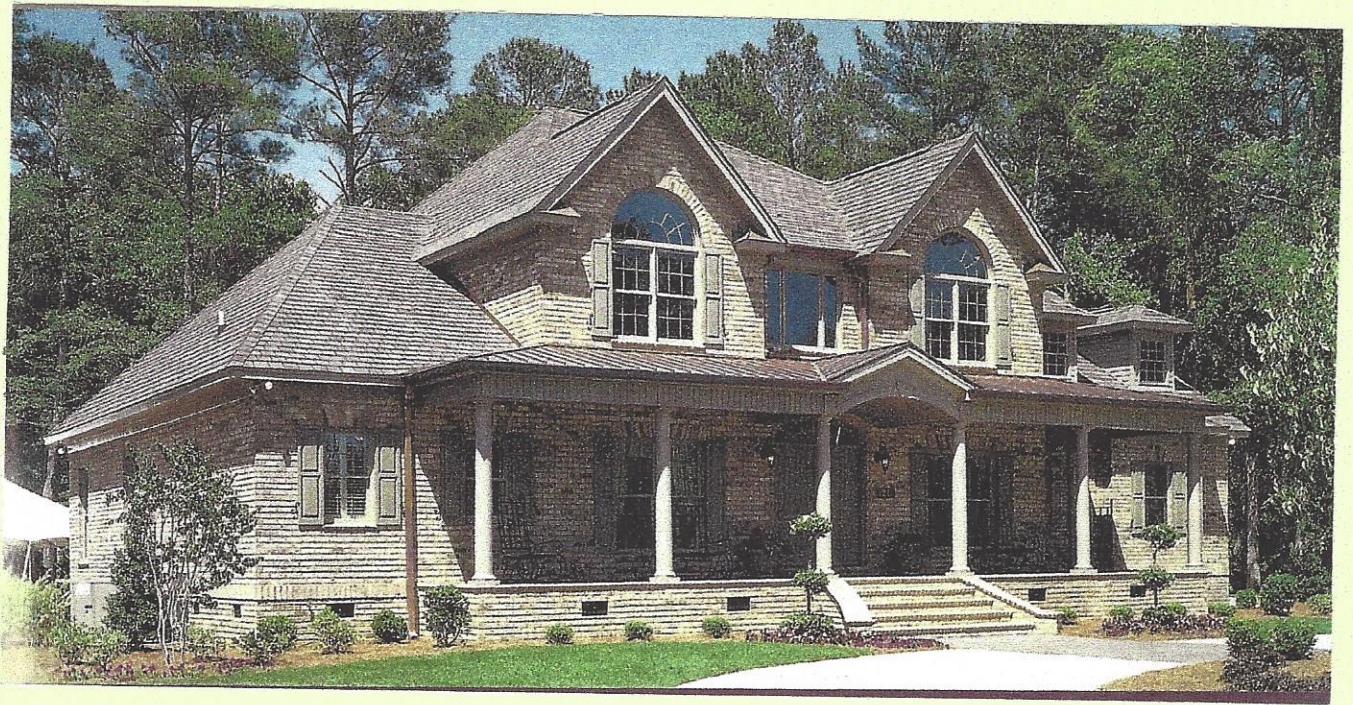
## **LANDSCAPE**

All home designs to include a basic landscape/driveway plan.

The developer will provide some form of entry detail at the driveway entrances from the main road.

## EXAMPLES OF ELEVATIONS











**SCHEDULE E**  
**TOWN OF CALEDON CONDITIONS TO DRAFT APPROVAL**

PLANNING & DEVELOPMENT

**SCHEDULE I**  
**SCHOOL BOARD CONDITIONS OF DRAFT APPROVAL**

DUFFERIN PEEL CATHOLIC DISTRICT SCHOOL BOARD

**SCHEDULE J**  
**CANADA POST CONDITIONS OF DRAFT APPROVAL**