

Draft Development Guidelines for Beckwith Farms

General Site Development

- ▶ The siting and dimensions of each dwelling shall conform to the provisions of the RS-8 Single Family Zone.
- ▶ No chain-link or wire fencing shall be permitted.

House Design

- ▶ Each dwelling should incorporate a sampling of traditional architectural elements representative of the Arts and Crafts or Craftsman style of architecture.
- ▶ Each dwelling should include the use of traditional or heritage details in the exterior treatments, such as wainscoting and stone/ stone veneer on the pilasters.
- ▶ The main exterior cladding is to be limited to brick, stone, batten, stucco, hardi-plank, wood shingles and wood siding and typically include shingled gables or half timbering in the gables.
- ▶ All exterior siding is to be oriented horizontally or vertically.
- ▶ All windows and doors are to include exterior trim.
- ▶ Main entrances to the dwellings are to be protected by covered porch or similar design.
- ▶ Front doors will include accent panels, windows, or other decorative features.
- ▶ Roofing materials will be limited to cedar shakes, cedar shingles, fiberglass architectural shingles, concrete tile or slate.
- ▶ Roof design shall include a combination of hip roofs and gable ends, flat roofs are not permitted.
- ▶ The main colours used for any dwelling are to be natural earth tones or be selected from a palette of heritage colours, such as Benjamin Moore Paints “Historical Colours”.
- ▶ The main house colour should be highlighted with complimentary trim.
- ▶ Dwellings shall include an enclosed garage and include garage doors with raised panels, windows or other detailing.

Administration/ Miscellaneous

- ▶ The attached conceptual house drawings provide examples of the desired architectural style (*Schedule A- To be provided*).
- ▶ Determination of compliance with the design guidelines is the sole discretion of the Director of Planning or Manager of Current Planning in their absence.