

**WINNIPEG CONDOMINIUM CORPORATION
NO. 344**

Architectural Control Policy

**Developed May 2022
Revised January 2024**

1. Terms of Reference for Architectural Committee Rules Document

- a. Original Development Agreement dated January 27, 1992
- b. Condo Declaration dated February 15, 1995
 - i. See 2.03 Architectural Control

2. Development

The Architectural Control Policy is predicated on the requirement that the Condominium Corporation develop architectural controls as per the Condominium Declaration and is intended to protect and enhance the value of all 128 condominium lots as a common expectation for all condominium members/lot owners. This policy is also intended to discourage the purchase of vacant lots as long-term storage for non-permanent structures and encourage the development and construction of a permanent dwelling as per the original Development Agreement.

a. Setbacks and property lines

- i. Wilderness lots: All primary dwellings must be a minimum of 15 feet from all property lines. Any auxiliary structures including, but not limited to, garages, cottages, sheds, decks, etc. shall be a minimum of 15 feet from any property boundaries.
- ii. Waterfront lots: All primary dwellings must be a minimum of 15 feet from all property lines but may extend up to their front (water side) property boundary. Any additional structures such as patios or decks cannot extend beyond the front property line onto Crown land (see Section 4. below). Any auxiliary structures including, but not limited to, garages, cottages, sheds, decks, etc. shall be a minimum of 15 feet from any property boundaries.
- iii. Lake Winnipeg shorelines are dynamic and under certain circumstances significant erosion can occur. Each waterfront owner is responsible for protecting their own property from erosion. In doing so the public waterfront trail shall not be blocked or obstructed and the unit owner shall acquire all appropriate permits from the province of Manitoba's Department of Agriculture and Resource Development (see Section 4. below)
- iv. Waterfront lots: for construction on Crown Lands, all appropriate permits shall be acquired from the Province of Manitoba's Department of Agriculture and Resource Development (see Section 4. below)
- v. The Condominium Corporation strongly recommends that an owner complete a property survey prior to advertising the sale of their lot so that all encroachments can be identified and disclosed as part of the sale.
- vi. If a structure built prior to 2024 is not in accordance with these setbacks and allowances, it is the unit holder's responsibility to bring it to compliance if/when there are any changes made to the offending portion of the structure. However, if the issue of non-compliance is structural (for example, foundation encroachment issues, etc.) and not solely cosmetic or otherwise, it may be addressed via property survey or title insurance if the property is ever sold.

- b. Culverts and drainage
 - i. When constructing or modifying an approach or conducting any changes to a lot that may affect any natural or man-made waterways please review the WCC #344 Drainage Policy as of May 2016 to ensure the proper requirements and specifications are being met.
- c. Size and types of allowable structures
 - i. Only permanent single family dwellings are permitted and must be a minimum of 600 square feet. There is no requirement for the dwelling to be winterized.
 - ii. There is no maximum height restriction but a “good neighbor” practice is expected from all new construction, to undertake consideration for lake views and privacy expectations.
 - iii. RTMs are permitted in the development, however no modifications to common elements (roads, trees, etc) are to occur to accommodate the installation of these dwellings.
 - iv. Guest cottages, garages, boat storage sheds and other permanent axillary structures are permitted but must not be constructed with temporary materials and/or be unsightly or fire hazards.
 - v. Any secondary guest dwellings must not exceed 400 square feet.
- d. Basic services
 - i. It is expected that all condominium members will be in full compliance with respect to private sewage disposal systems, including registration with appropriate provincial authorities and the prohibition of septic fields, outhouses and pit privies.
 - ii. A temporary porta potty with a holding tank is permitted during construction until the permanent primary dwelling is complete, though it must be set back from the road so as not to be easily visible.
- e. Non-permanent structures (including, but not limited to, trailers, campers, mobile homes, tents)
 - i. Non-permanent structures are not permitted for use as a dwelling except under the condition that a lot development plan is submitted to the Board which indicates a commitment to the construction of a permanent dwelling unit. Only one non-permanent structure is permitted during this time, unless otherwise approved by the Board.
 - ii. After construction of a permanent dwelling is complete, one non-permanent dwelling is permitted in lieu of a guest cabin.
 - iii. No decking or auxiliary buildings are permitted to be built around or attached to non-permanent structures (for example, decks built on trailers, campers , 5th wheels or additional rooms attached to said structure).

3. Aesthetics

- a. Roof and siding finishes
 - i. All building materials used in the finishing of any structure’s exterior must be considered permanent and fully installed.
- b. Glazing

- i. New dwellings require a minimum 25% glazing on the front (lake-facing) side of the structure.
 - c. Fences
 - i. Fences are permitted so long as they are structurally sound and maintained.
 - ii. Any fences must be installed entirely on their property, a minimum of 15' from all property lines. Any fencing installed must not be easily visible from common elements or Crown Land.
- 4. Crown Land and the Department of Agricultural and Resource Development (ARD)
 - a. Any waterfront lots intending to build or install any structure on the Crown Reserve land fronting their property are required to apply for authorization to use the Crown land. That is done by applying for a Crown Land General Permit through the Province of Manitoba's Department of Agriculture and Resource Development office.
 - i. Any structures approved and permitted by ARD on Crown Reserve frontage are then considered to be the private property of the permit holder(s).
 - b. Any members wishing to clear vegetation on the Crown Reserve frontage (water side) need to apply for authorization by completing a Crown Land Work Permit Application through the Province of Manitoba's Department of Agriculture and Resource Development office.
- 5. Roles and Responsibilities of Winnipeg Condominium Corporation #344 (WCC344):
 - a. Enforce the Architectural Control Policy in a constructive and timely manner.
 - i. Any members not in accordance with this document will be subject to fines as outlined in Article X - Financial, Subsection 10.04 - Fines of the WCC344 Bylaws.
 - b. Review and provide feedback for lot development plans submitted to the WCC344 Architectural Committee.
 - i. Building plans that include a lot layout (can be in draft form) should be presented to the Architectural Committee (reached via email at: wcc344arch@gmail.com) prior to application for required building permit(s). The Board will provide final approval.
- 6. Roles and Responsibilities of Unit Holders:
 - a. Respect and comply with the WCC344 Architectural Controls.
 - b. Contact the Board on any question or issue arising from this policy.
 - c. Submit a draft building plan to the WCC344 Architectural Committee for review and feedback in a timely manner, at least three months prior to submission for a building permit.
 - d. Know your property boundaries prior to any and all construction or modification to your property.

These Architectural Controls will be reviewed as requested by the Board, by a voluntary committee and any resulting recommendations for changes or updates will be made to the WCC344 Board for discussion and approval.