Napoleon Lake South

DESIGN GUIDELINES

Town of Innisfail | February 2025

Revised May 2026



Napoleon Lake South

Napoleon Lake South lies in a unique location within the town which is in proximity to Innisfail's loved natural attraction – Napoleon Lake, town's recreational amenities and a popular eatery. Its location close to highway 54 increases its opportunity for accessibility and visibility of the new community. Along with this, the town's long-term vision is to establish a neighbourhood centre in the area. Hence, the town encourages improvement in development standard and housing diversity in the community with a vision to create *"...a walkable residential area that prioritizes pedestrian activity and movement, encourages community gathering and socialization between neighbours."*

1. Introduction

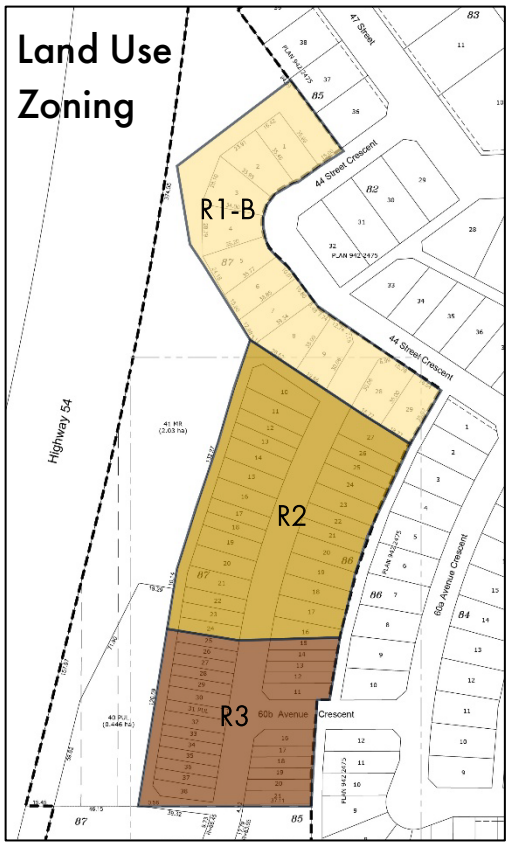
Napoleon Lake South Design Guidelines is a guide to establish the character of a new community that is in harmony with the existing adjacent developments with respect to scale and housing type, while offering variety in architecture style and housing typology.

This document is to be used with the Land Use Bylaw to assist designers, builders and homeowners with the intended design. The intention is to provide inspiration, strong direction while offering flexibility to fit the range of needs and demography of homebuyers.

2. Planning Theme

2.1. Land Use and Zoning

Napoleon Lake South encompasses three residential land use zones that create a hierarchy in housing density to create a smooth transition from existing single-detached housing on 44 St Crescent. Residential Single-Family District (R1-B) land use on the 44 St maintains the housing character and type in the street while the land use transitions to Residential Medium Density (R2) and Residential Multi-family District (R3).



2.2. Housing Type

The three land uses allow a range of housing type that includes single family houses, duplexes and row houses.

R-1B	Single detached houses with front facing garages like adjacent dwellings.
R-2	Single detached houses and duplexes with rear attached/ detached garages. Laneway suites are encouraged on properties with west facing rea yards.
R-3	Row houses with rear detached garages or parking pads.

3. Site Planning

3.1. Setbacks

The minimum setbacks for R-1B dwellings will be those established in the land use bylaw. The setback for R2 and R3 dwellings are set at 4 meters to create a more intimate and interesting streetscape in the north south street.

Zone	Front Yard Setback	Side Yard Setback
R-1B	6m	Min. Side Yard 1.5 m (5 ft) for interior side yards, and 3 m (10 ft) for yards flanking a street.
R-2	4.5m	Min. Side Yard 1.5 m (5 ft) for interior side yards, and 3 m (10 ft) for yards flanking a street.
R-3	4.5m	Min. Side Yard 1.5 m (5 ft) for interior side yards, and 3 m (10 ft) for yards flanking a street.

3.2. Site Coverage and Dwelling Height

As per Innisfail's Land Use Bylaw:

Zone	Site Coverage	Principle Dwelling Height
R-1B	40% including all accessory buildings	Max. 9.5m
R-2	50% including all accessory buildings	Max. 9.5m
R-3	50% including all accessory buildings	Max. 9.5m

3.3. Lot Grading

Grading for each lot shall be consistent with the approved building grade certificate provided by the Town. The grade must slope away from the principal dwelling; however, water runoff must not drain onto adjacent residential lots.

i. Split drainage to a rear yard swale



ii. Split drainage to a back lane



Illustration of typical overland drainage on property with a rear yard swale. Surface drainage flows toward the street or to a rear catch basin.	Illustration of a typical split drainage to a back lane. Surface drainage then flows to the street and to the rear lot line and onto the lane.

NOTE: Check the building grade certificate to see if a bearing certificate is required.

4. General Requirements

4.1. Massing

R-1B	Homes with front garages include one, two or three car garage determined by the housing type and size. All front garages are to be an integral part of the overall house design with regard to architectural style, garage door design, proportions and detailing.
R-2	Homes shall have rear attached, detached garage or parking pad, with no front yard park or driveway. The lots will have minimum front yard without the requirement of a driveway and to create a more intimate and interesting streetscape. Architectural styles that incorporate front porches is encouraged.
	Duplex Homes Each unit in duplex homes are to be designed such that they have unique architectural characteristics and massing such that repetition of unit style is discouraged. Duplex units should instead be harmoniously built to appear as a single product. This may be achieved by asymmetric floorplans, façade treatment and details of roof structures, step back appearance with choice of materials, etc.  
R-3	**Row Homes** The massing of the row homes should be vertically separated among each unit with setbacks or change of material and design, to be visually identifiable as separate homes.

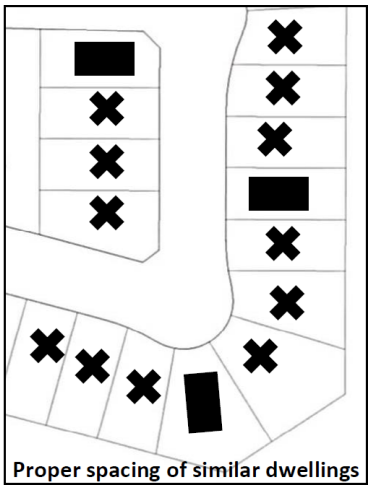




4.2. Dwelling Style Repetition and Colours

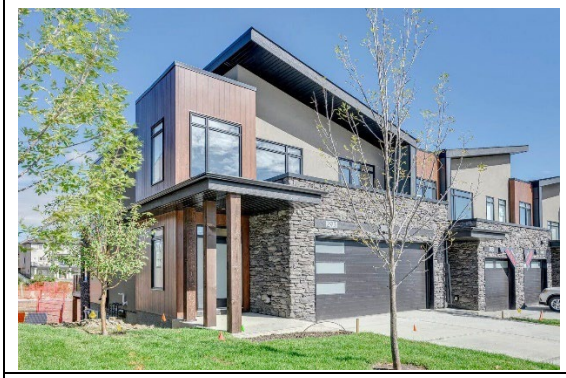
Principle dwellings with similar floor plans, roof style and color schemes should be separated from by at least three different floor plans on the same side of the street and at least two different floor plans on the opposite side of the street. At the discretion of the Town, similar floor plans may be located closer together when the exterior elevation contains a roof pitch, materials and treatment that are substantially different.

All exterior and accent colour schemes will be reviewed by the town for approval. A complimentary colour palette will be required for dwellings. The colour scheme of dwellings shall be such that it maintains a harmonious and cohesive appearance with the overall character of the neighbourhood and avoids any disruptive visual contrasts.

Permitted	Not Permitted
 Proper spacing of similar dwellings	 

4.3. Corner lots

Principle buildings on corner lots shall utilize façade treatment on front and side yard flanking a street in order to create a continuous design and appearance. Special attention shall be given to ensure the walls facing the streets have proper façade treatment with windows, box outs or various materials to limit windowless blank walls in side-yards facing the street.

Permitted	Not Permitted
	
	
	

4.4. Laneway Suites

The architectural style of laneway suites shall complement the principle building with respect to its exterior architectural style and exterior finishes. Roof styles and materials are also to match with that of the principal building.

4.5. Garage Design

All garage doors should be painted in a color that complements the exterior of the home to provide a comprehensive exterior to the homes. Windows are permitted and glazing panels in unique configurations are encouraged.

R-1B	Front attached garages should reflect and complement the overall massing of the house and not dominate the streetscape. Emphasis on the entrance treatment or proportionate development of the second floor is encouraged to integrate it well to the house and prevent the garage from being the prominent feature on the lot.





4.6. Driveways and Walkways

The design of the driveways and walkways impact the appearance and the function of the streetscape.

- All front walkways and driveways shall be either broom finished concrete, exposed aggregate or stamped concrete.
- Driveways are not to exceed the width of the garage on any lot and shall not exceed 40% of the site width.
- Driveway slope must be a minimum of 2% and should not exceed 10%.
- Minimize width and extent of impermeable surfaces where possible.

5. Design Elements

5.1. Materials

A mix of quality exterior materials is encouraged to accent the home's design features and maintain its aesthetic overtime. Use of natural materials (wood, stone, brick, etc.) as design features are encouraged in exterior walls.

5.2. Roof Lines

Roof design and pitches are required to be well suited to the overall exterior and architectural style of the home. Modern nuances to roof designs that add to the progressing character of the home are also encouraged. Rooflines on highly exposed elevations (front, side and rear) are to incorporate dormers or gable ends with decorative treatments that match the front elevation.

5.3. Porches and Entryway

All homes shall have a chosen form of enclosed or raised semi-private space within the front yard with the purpose

of creating functional spaces. Semi-private spaces can be:

i. Porches

ii. Front yard patio

iii. Semi-enclosed areas with low fencing or hedges

iv. Flower/vegetable garden areas

v. Raised entry area, etc.

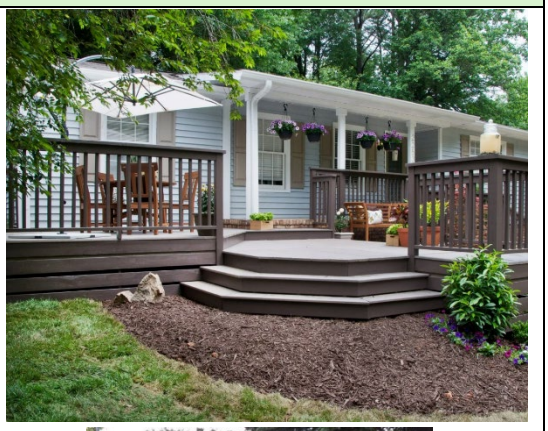
The intention is to create a welcoming yet semi-private areas which invites social interaction in the front of the house and an opportunity to connect with the neighbours and the community.

Front porches are encouraged when suited to the style of the home. Minimum of 5' deep to provide a reasonable gathering space. The underside of the porch is to be screened with appropriate and complementary materials so that the underside is not visible.

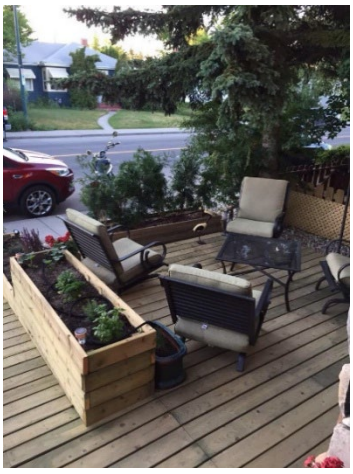
The front entry of a home is expected to be a focal point of the front elevation and should create a welcoming feature. Front entries will contain sheltered entryways and are to be well enhanced with decorative treatments.

R-1B









R-2







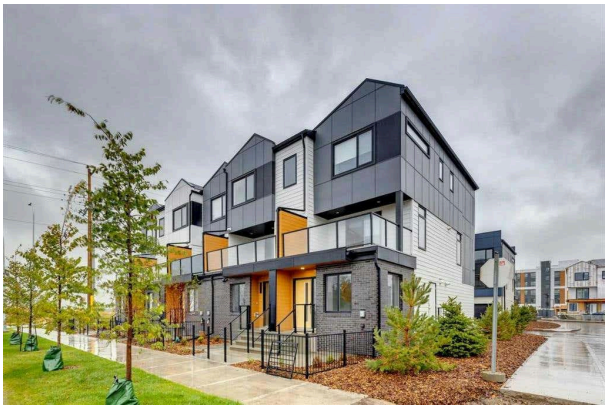


R-3











5.4. Windows

Window layout and sizes are very important in achieving the architecture style and character of the house. Large expanses of glass and unique configuration in windows can provide the house with interesting elevations and help establish the strength of the architectural style. Window styles, sizes and grouping should be proportionate to the wall space available.

Trim along doors and windows will consist of a different colour than the primary colour of the home.

5.5. Chimneys and Flues

Chimneys and flues are to be finished to match the exterior wall material or suitable complementary finish.

5.6. House Numbers

Each dwelling will have a durable and visible house number of at least 15 cm (6 inches) in height located on the street facing garage wall or house face closest to the front door and affixed a minimum of 1.8 m (6 ft) from ground

level.

6. Landscaping

6.1. Landscaping Requirements

Landscaping of a home is an integral feature that can add to the vibrancy of the development and the streetscape. Landscaping of a home should tie in the whole site together, define its entryways and pathways, identify private and semi-private spaces and create buffers in appropriate areas.

Each home will provide a landscaping plan showing how the front yard will incorporate at least one tree and two shrubs.

- Environmentally friendly landscaping that minimizes water use and fertilization is recommended. Yard designs that incorporate rain gardens to utilize rainwater; and native or drought tolerant plants are encouraged.
- Including food producing trees and shrubs within landscaping designs is encouraged.
- Where space permits, integrating planting beds around building foundations is encouraged to soften the edges of buildings.
- In the case of corner lots, the front yard shall include the flanking side yard to the sidewalk or curb.

Zone	Minimum Landscaped Area	Planting Density (landscape item/ required landscape area)
R-1B	Required landscaping to be provided in the front yard	1 tree & 2 shrubs/ dwelling unit
R2	Required landscaping to be provided in the front yard	1 tree & 2 shrubs/ dwelling unit
R3	Front yard area	1 tree or 3 shrubs/ dwelling unit – minimum 1 tree to be provided/ three dwelling units

6.1. Fencing

Developer provided fencing shall not be altered unless permission from town is obtained. Fencing may consist of a chain-link, vinyl or wood privacy fence. The privacy fence may be a colour that is complementary to the colour scheme of the house or unpainted if wooden. Fences within the front yard or side yard adjacent to a street will comply with the Land Use Bylaw.

6.2. Retaining Wall

Unless required as part of the building grade certificate, alteration of the site grading will not be allowed for the purpose of constructing a retaining wall.

7. Evaluation Framework

Napoleon Lake South Design Guideline document establishes criteria to assess if a development proposal aligns with the community's vision. Guidelines described as a requirement must be met during the evaluation, whereas some guidelines, intended to encourage good design and built practices, will be evaluated in a point basis. Points will be awarded based on development's considerations for resiliency and its contribution to adding value towards the public realm. The goal is to encourage developments to adopt sustainable practices in building and energy consumption and to ensure that developments are constructed with longevity in mind.

7.1. Consideration for Resilience and Energy efficiency

A minimum of 30 points will be required, scored based on the development's considerations for resilience and energy efficiency (LEED, Green Builds, etc.), with each consideration earning one point. Climate resilience measures for extreme heat, wildfires, heavy rain and flooding, hail and high winds, winter storms, and droughts will be evaluated.

Item	Criterion	Maximum Points	Builder's Assessment	Awarded Points
Roof material and design	Use of weather resistant roof materials to protect against high wind and hail, rain and moisture, extreme heat, fire etc.	5		
	Designs with hip roofs, steeper and less complex roof designs are less susceptible to the impacts of hail, high wind and winter storms.	10		
Siding material	Use of siding material that is more resilient to hail and fire.	10		
Windows	Use of impact resistant skylights, windows and doors.	10		
	Use of three pane windows, windows with a low solar heat gain coefficient.	10		
	Placement of operable windows on opposite sides of the building to allow natural ventilation.	5		
	Provide shading overhangs for all south-facing windows, as well as for east and west facing windows.	5		
Landscaping	Use of resilient landscaping, with minimal hard surfaces.	5		
	Use of drought tolerant trees, shrubs and grasses; Use of rain gardens.	5		

Additional green building considerations	Considerations for rainwater retention, e.g. rain barrels.	5		
	Use of low flow water fixtures.	5		
	Use of Solar Panels.	10		
	EV ready Building.	5		
Other – At discretion of Approving Authority				
Total		85		/30

ITEM	MATERIAL	MAXIMUM POINTS
ROOFING	Concrete/Terracotta/Slate Tiles	5
	Metal	5
	Asphalt Shingles	2.5
	Cedar Shake	1
SIDING	Stucco	10
	Hardiplank	10
	Vinyl siding	5
WINDOWS	Triple pane	10
	Double pane	2.5
LANDSCAPING	Native plant species & drought tolerant grasses	5
	Non-native plant species & non-tolerant drought grasses	2.5

7.2. Consideration for Public Realm

A minimum of 30 points will be required, scored based on the development's contributions to the public realm and its connection to the rest of the neighbourhood.

Element	Criterion	Maximum Points	Builder's Assessment	Awarded Points
Visible Entrance	Special consideration to make the entrance visible from the street	10		

Front yard semi-private space as a gathering area	Enclosed/ covered porch of min 7 sq metres area	15		
	Semi fenced area for sitting and gathering	10		
	Raised platform going into the entrance	5		
	Extended patio/ deck area with seating options	15		
Landscaping	Soft plantings (Height 1m-1.5m approx.), additional trees, shrubs	10		
	Landscape with arbours and trellis to create semi-enclosed spaces	15		
	Raised vegetable and flower gardens	10		
	Use of landscaping to create "Outdoor Living room"	10		
	Front yard outdoor lighting	5		
	Creating areas of special interest with art/ decorations/ special landscaped features	5		
Other – At discretion of Approving Authority		___		
Total		110		/30

Element	Criterion	How to Value	Maximum Points
Visible Entrance	Special consideration to make the entrance visible from the street	High Visibility	10
		Moderate Visibility	5
		Low Visibility	2.5
Front yard semi-private space as a gathering area	Enclosed/ covered porch of min 7 sq metres area	> 7m^2 area	15
		= 7m^2 area	10
		< 7m^2 area	5
	Semi fenced area for sitting and gathering	Yes	10
		No	0
	Raised platform going into the entrance	Yes	5
		No	0
	Extended patio/ deck area with seating options	Yes	15
		No	0

Landscaping	Soft plantings (Height 1m-1.5m approx.), additional trees, shrubs	Minimum 1 tree + 2 shrubs/dwelling (R-3 -1 tree and 2 shrubs/3 dwelling units)	5
		Additional 2 trees or shrubs/dwelling	10
	Landscape with arbours and trellis to create semi-enclosed spaces	Yes	15
		No	0
	Raised vegetable and flower gardens	Yes	10
		No	0
	Use of landscaping to create "Outdoor Living room"	Yes	10
		No	0
	Front yard outdoor lighting	Yes	5
		No	0
	Creating areas of special interest with art/ decorations/ special landscaped features	Yes	5
		No	0
Total		110	/30

8. Process of Approval/ Construction

A development permit application package will be submitted to the Town for review. As per Town policy, the application package will include but is not limited to the following:

1. A plot plan showing setbacks for all existing and proposed structures located on the affected parcel and driveway location.
2. Floor plans and four elevations showing the dimensions of the dwelling as well as descriptions of the colour and materials that are to be used.
3. A landscaping plan showing the location of trees and shrubs to be planted in addition to choice of fence materials and colour.
4. A copy of the certificate of title for the parcel.
5. Indication of any natural or manufactured obstructions on the parcel.
6. A Building Grade Certificate signed by the landowner.

Application Checklist

The Nepoleon Lake South Architectural Controls Checklist will be provided with the Development Application.

The choice of architectural style for homes in Napoleon South Lake is open. However, deliberation in the design is encouraged to achieve a thoughtful architectural product.

Address:	
Intended Style:	

Site Planning

	Setback is consistent with the approved setback requirement for the land use zone.
	Garage location is consistent with the requirement for the land use zone.
	Side yard set back is consistent with the requirement based on the lot location.
	Drainage and grading design are completed and fits the requirement.
	Driveway width is less than or equal to the garage width.

General Requirements and Design

	The house design differs significantly from neighboring homes.
	The exterior colour theme differs significantly from neighbouring homes.
	In case of a corner lot, façade treatment is utilized on front and side yard flanking a street.
	In case of a duplex, the units are designed harmoniously to look like a single product.
	In case of a row homes, each home is visually separated to appear as its own unit.
	Garage doors match the exterior of the home and front garages do not dominate the streetscape.
	The house has a chosen form of enclosed or raised semi-private space within the front yard with the purpose of creating functional spaces.
	Trim along doors and windows will consist of a different colour than the primary colour of the home.

Landscaping Requirements

	The landscaping plan shows the front yard incorporating the minimum number of tree/shrub requirement.
	In the case of a corner lot, the front yard includes the flanking side yard to the sidewalk.
	Fencing consists of a chain-link, vinyl or wood privacy fence, and the colour is complementary to the house, if applicable.

Additional Requirement

	Min 30 points is earned for considerations for Resilience and Energy efficiency.
	Min 30 points is earned for considerations for Public Realm