

MORE ROOM TO DISCOVER.



**NEIGHBOURHOOD
DESIGN GUIDELINES**

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An exciting new residential community known as "Discovery Ridge" is proceeding in East Pilot Butte. This development surrounds a man made pond feature, in addition to being adjacent to the Town's community centre and recreational fields.

These guidelines are meant to be minimum standards for the subdivision in order to define and maintain a unique style of this development which will ultimately create the perception of value for its residents. These guidelines do not supersede the Pilot Butte zoning requirements and applicable building codes and may be altered by the Developer from time to time.

MINIMUM SQUARE FOOTAGES

1. The minimum habitable floor area, excluding basement, of any single family dwelling upon any lot shall be:
 - 1,100 minimum square feet for a bungalow or bi-level dwelling
 - 1,300 minimum square feet for a split level or two storey dwelling;

EXTERIOR FINISHES

1. Walls

- The exterior elevations shall be finished with brick, stone, cement fibre siding, two-tone stucco, or two-tone vinyl siding

2. Roofs

- Asphalt or fibreglass shingles
- The minimum roof pitch shall be a minimum of 4 /12
- Other roofing materials of high quality will be considered

REAR ELEVATIONS FOR MR BACKING LOTS

- Rear elevations must include architectural accents such as, but not limited to, window and door trims, contrasting materials, and/or trellises
- Variations in wall planes and roof lines are encouraged

FENCING AND LANDSCAPING FOR MR BACKING LOTS

- Ornament fencing, adjacent to MR area, shall be provided and installed by the Developer at the Builder's cost
- Interior lot privacy fencing shall be a consistent colour to the overall subdivision fencing (Clay, sandalwood, or Equivalent)
- A minimum of 5 trees shall be planted in the rear of the lot by the lot owner within 2 years of the occupancy of the home



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CORNER LOTS STREET FACING ELEVATIONS

- Builders are encouraged to break up the street facing wall by adding windows, colour bands, and varying roof lines. The Developer will have the ability to request enhancements to the proposed side elevation during the approval process.

GARAGES

- A double or a triple car garage is required
- A concrete driveway corresponding with the size of the garage is required
- Side entry garages will be permitted at the discretion of the Developer
- Proposed driveway locations must be consistent with the attached grading plan

SETBACKS AND SIDEYARDS

As per the Town of Pilot Butte's Zoning Bylaws - Bylaw No.10-2007 Zoning Bylaw
For a copy of this document please see the Town administrator

SITE DRAINAGE

All owners will be provided with a grading plan at the time of purchase. This plan must be followed to ensure optimum site drainage. Final site plans submitted for approval must include the finish grades as noted on the grading plan as well as the proposed main floor elevation.

Although downspout locations are not required at time of drawing approval, note that all downspouts must be installed at locations to prevent any drainage onto adjacent properties, and in accordance to the Developer's overall site drainage scheme.

PERFORMANCE REQUIREMENTS:

Within one (1) year of the date on which the Building Permit is issued, the dwelling must be completed to the extent that:

- all windows and doors are installed
- the roof is fully shingled
- exterior finish(es) are complete



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FINAL DECISION

The developer reserves the right to disapprove any plan which, in our opinion, is not aesthetically pleasing or in conflict with neighbouring houses.

APPROVAL PROCESS

The Developer has established the Neighbourhood Design Guidelines and these shall be administered by the Developer.

Prior to the application for a building permit, the applicant must submit to the developer a set of two copies of the site plan at 1:200 scale, indicating the location of the building, all setbacks, structural plan adhering to the provided geotechnical assessments, final grades, proposed floor elevations, driveway location, and four exterior elevations specifying materials.

Once this approval is obtained then an application for the building permit may be sent to the Municipality. For clarity, the Municipality through the building permit process may also enforce the Neighbourhood Design Guidelines set out by the Developer.

ACKNOWLEDGED & AGREED:

_____	_____	_____
Date	Witness	Purchaser Signature
_____	_____	_____
Date	Witness	Purchaser Signature

