

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 water feature, in addition to being adjacent to the Town's community centre and recreation 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 cement fibre siding, stucco or vinyl siding (two-tone is encouraged) as well as accents in brick, stone or other materials to be approved by the Developer

2. Roofs

- Asphalt or fibreglass shingles
- The minimum preferred roof pitch is 4/12. Low slope roof pitches may be considered on a case by case basis
- 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 and contrasting materials
- Variations in wall planes and roof lines are encouraged

FENCING AND LANDSCAPING FOR MR BACKING LOTS

- Interior lot privacy fencing should complement and enhance the home and establish visual harmony to the neighbourhood. The Developer recommends a consistent colour to the overall subdivision fencing (clay, sandalwood, or equivalent)
- The Developer encourages the planting of trees in the rear of the lot by the owner, preferably 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 should be consistent with the attached grading plan exceptions may be made on a case by case basis.

SETBACKS AND SIDEYARDS

As per the Town of Pilot Butte's Zoning Bylaws – Bylaw No. 18-2017 Zoning Bylaw
For a copy of this document please see the Town administrator.

SITE DRAINAGE

All Builders will be provided with an individual lot grading slip at the time of purchase. These plans must be followed to ensure optimum site drainage.

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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APPROVAL PROCESS

The Developer reserves the right to approve or disapprove any plan at its sole discretion.

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 copy of the site plan at 1:200 scale, indicating the location of the building, all setbacks, proposed floor elevations, driveway location, and four exterior elevations specifying materials.

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

ACKNOWLEDGED & AGREED:

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

THE DEVELOPER RESERVES THE RIGHT TO MAKE MODIFICATIONS AND CHANGES TO THE ARCHITECTURAL GUIDELINES IN ORDER TO MAINTAIN THE HIGH STANDARDS OF THIS DEVELOPMENT OR TO COMPLY WITH MUNICIPAL REQUIREMENTS.

