

Eagle Ridge Phase 7
Design Guideline Addendum
June 17, 2008

Eagle Ridge Phase 7 will feature single family homes in the mid market. This phase is bordered on the west by the Suncor right-of-way and on the north east by a School / Municipal Reserve Site. Front porches of full or partial house width are encouraged to add to the sense of the traditional neighbourhood street. Double car front drive garages are required on laneless lots in Eagle Ridge Phase 7. The homes in this phase will be designed in traditional styles of architecture. Development of structures in the rear yards is restricted on lots backing on to the Suncor right-of-way and the School / Municipal Reserve Site.

HOUSE SIZE REQUIREMENTS

1) *Lots 72 to 119, Blk 31*

Detached single family homes with attached double car front drive garages. No Garages may be built in the rear yards of these Lots. Minimum House Areas as follows:

- Bungalow / Bi-level – minimum gross floor area = 1,200 sq. ft.
- Split level / Two storey – minimum gross floor area = 1,600 sq. ft.

SITING

- All homes are encouraged to utilize the entire allowable building width of the lot.
- **The minimum house width, excluding garage jogs = 32 ft.**
- Lots 113 – 117, Blk. 31 will require offsetting of garages to fill the additional lot width
- Front setbacks will be varied throughout the phase wherever possible, with lower profile homes having lesser setbacks than two storey houses.

2) *Lots 1 to 46, Blk 51; Lots 1 to 12, Blk 41*

Detached single family with NO front drive garages. Minimum House Areas as follows:

- Bungalow / Bi-level – minimum gross floor area = 1,000 sq. ft.
- Split level / Two storey – minimum gross floor area = 1,400 sq. ft
- All homes are encouraged to utilize the entire allowable building width of the lot.
- **The minimum house width =**
 - **Lots 1 – 8, 11 – 28, 33 – 35, Blk 51 = 26 feet**
 - **Lots 9 – 11, 29 – 32, Blk 51 = 28 feet**
 - **Lots 36 – 46, Blk 51 = 28 feet**
 - **Lots 1 – 12, Blk 41 = 26 feet**
- Front setbacks will be varied throughout the phase wherever possible, with lower profile homes having lesser setbacks than two storey houses.

EXTERIOR MATERIALS

Home designs in this phase are required to incorporate exterior materials which match the approved architectural style selected (Colonial, Craftsman, Victorian or Prairie).

Materials to choose from include:

- Roof – Asphalt shingles(Upgraded)- Minimum lko – Cambridge or equal Walls – Wood, hardboard or vinyl siding and stucco.
- Masonry – Face brick or manufactured stone or stone veneer
- Trim – Wood (smart board) or vinyl
- Windows – Vinyl or metal clad

EXTERIOR COLOURS

All colour schemes must be approved. Light to mid value earth tones are encouraged for the main wall colour and darker earth tone may be considered for the trims and accent details.